



Planning & Zoning Commission

Agenda

Tuesday, April 25, 2023

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at
<https://mckinney.legistar.com>

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

If you wish to address the Planning and Zoning Commission on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Staff prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning and Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Planning and Zoning Commission Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

*Public Comments regarding agenda items, including Public Hearings, may be submitted online to the Planning and Zoning Commission at
<http://www.mckinneytexas.org/CitizenComments>.*

Please note online comments are delivered to the Commission members and staff but are not included in the meeting record.

CONSENT ITEMS

This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.

23-0326 [Minutes of the Planning and Zoning Commission Regular Meeting of April 11, 2023](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

**PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212**

The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describes the necessary form of action required for each plat. A motion to "Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions, or disapproval, as such are contained in § 212.009 of the Texas Local Government Code.

23-0069FP [Consider/Discuss/Act on a Final Plat for Lots 1 and 2, Block A, of the Storybook, Located on the East of South Custer Road and Approximately 700 feet South of South Stonebridge Drive](#)

Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Final Plat](#)
 [Conditions of Approval Summary](#)

23-0070FP [Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1C Addition, Located on the North Side of FM 1461 and Approximately One Mile East of FM 2478](#)

Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Final Plat](#)
 [Conditions of Approval Summary](#)

23-0071FP [Consider/Discuss/Act on a Final Plat for Aster Park, Phase 1B Addition, Located on the North Side of FM 1461 and Approximately One Mile East of FM 2478](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Final Plat](#)
[Conditions of Approval Summary](#)

23-0072PP [Consider/Discuss/Act on a Preliminary Plat for Amanov Addition, Lot 1, Block A, Located on the South Side of U.S. Highway 380 \(E. University Drive\) and approximately 2900 feet East of F.M. 1827](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary Plat](#)
[Conditions of Approval Summary](#)

23-0073CVP [Consider/Discuss/Act on a Conveyance Plat for Aero Country East Addition Lot 1RA and Lot 1RB Block A, Located on the North Side of Virginia Parkway and Approximately 2220 feet West of Custer Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)
[Conditions of Approval Summary](#)

23-0075FP [Consider/Discuss/Act on a Final Plat for Jefferson McKinney Stacy Lot 1R Block 1, Located on the South Side of Stacy Rd. and Approximately 1550 feet East of Custer Road](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Final Plat](#)
[Conditions of Approval Summary](#)

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT
CODE CHAPTER 212**

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

23-0004SP [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Retail and Restaurant Use \(The Lumberyard\), Located at 101 South Chestnut Street](#)

Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Site Plan](#)
 [Proposed Facade Plan](#)
 [Presentation](#)

23-0001SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation\(Oncor Bloomdale Switch Station\), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Written Protest Form](#)
 [Written Protest Exhibit](#)
 [Ex. PD Ord. No. 1640](#)
 [Proposed Specific Use Permit Exhibit](#)
 [Metes and Bounds Description](#)
 [Presentation](#)

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**COMMISSION AND STAFF COMMENTS**

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 21st day of April 2023 at or before 5:00 p.m.

Empress Drane, City Secretary