



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, July 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.

23-0610 [Minutes of the Planning and Zoning Commission Regular Meeting of July 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.

23-0137CVP [Consider/Discuss/Act on a Conveyance Plat for Addison Wilson Addition, Lots 2R1, and 3R, Block A, and Lot 1R, Block B, Located on the North Side of Laud Howell Parkway and on the East Side of Trinity Falls Parkway](#)

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

23-0141CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1, 2, and 3, Block A, of The High Pointe Church, Located at the 3201 North Central Expressway](#)

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

23-0143FP [Consider/Discuss/Act on a Final Plat for Caroline J. Jecker Addition, Lot 1 & 2, Block A, Located in the City of McKinney Extraterritorial Jurisdiction \(ETJ\), North Side of FM 324 and Approximately 850 feet West of Evans Rd](#)

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

23-0144FP [Consider/Discuss/Act on a Final Plat for Painted Tree Woodland East Phase 1 Addition, Located Northwest Corner of Wilmeth Road and Taylor Burk Drive](#)

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

23-0049Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of West University Drive \(US Highway 380\) and Prestwick Hollow Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex PD Ord No. 2011-10-066](#)
[Ex PD Ord No. 1621](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

22-0109SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Development \(Subzi Mandi\), Located on the Southeast Corner of Westridge Boulevard and Coit Road](#)

Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 2001-08-087](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)
 [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 July, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary