



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, August 8, 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.

23-0632 [Minutes of the Planning and Zoning Commission Regular Meeting of July 25, 2023](#)

Attachments: [Minutes](#)

23-0001GDP [Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 1703](#)
 [Proposed General Development Plan](#)
 [Metes and Bounds](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

23-0004SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Restaurant with Drive-Through \(Jack in the Box\), Located Approximately 190 Feet North of Falcon View Drive and on the West Side of South Custer Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex. PD Ord. No. 2001-02-024](#)
 [Proposed Specific Use Permit Exhibit](#)
 [Metes and Bounds](#)
 [Presentation](#)

23-0009SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow A Stealth Telecommunication Structure \(CR Charitable Golf Property Cell Tower\), Located on the South Side of Collin McKinney Parkway and Approximately 1,250 Feet East of Piper Glen Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Specific Use Permit Exhibit](#)
[RF Coverage Propagation](#)
[Informational Only - Site Candidate Summary](#)
[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 4th day of August, 2023 at or before 5:00 p.m.

Empress Drane, City Secretary
Tenitrus Bethel, Deputy City Secretary