



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, April 9, 2024

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://mckinneytx.new.swagit.com/views/130>

**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.*

**24-1407**      [Minutes of the Planning and Zoning Commission Regular Meeting of March 26, 2024](#)

**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.*

**23-0228FP**      [Consider/Discuss/Act on a Final Plat for Best Way Addition, Within the City of McKinney's Extraterritorial Jurisdiction \(ETJ\), Located at the Northeast Corner of County Road 330 and Stick Horse 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

## INFORMATION SHARING

**24-1408**      [Update on 2024 McKinney Board & Commission Member Appointments](#)

**Attachments:**   [About McKinney Boards & Commissions](#)  
[Member Eligibility Policy](#)  
[Apply Online](#)

**24-1409**      [Director's Report](#)

**Attachments:**   [Directors Report Jan - Mar 2024](#)

---

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**24-0012Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow for Commercial and Auto Garage Uses \(Luxury Elite Garages\), Located Approximately 330 feet South of the Intersection of Virginia Parkway and Hardin Boulevard and 220 feet West of Hardin Boulevard](#)

**Attachments:** [PZ Minutes 03.26.24](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[PD Development Regulations](#)  
[Layout - Information Only](#)  
[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 5th day of April, 2024 at or before 5:00 p.m.*

---

*Empress Drane, City Secretary*