



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, January 28, 2025

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.

ELECTION OF THE CHAIR AND VICE-CHAIR

25-2405

[Election of the Chair and Vice-Chair](#)

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.

25-2406 [Minutes of the Planning and Zoning Commission Regular Meeting of January 14, 2025](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

24-0075Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to allow for Multi-Family Residential, Single-Family Residential, and Commercial Uses, and to Modify the Development Standards, Located on the Southeast and Southwest corner of Custer Road and FM 1461 \(REQUEST TO TABLE\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

24-0086SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Modera Multi-Family Development, Located on the East Side of Hardin Boulevard and Approximately 1,400 Feet North of Bloomdale Road](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex PD Ord. No. 1703](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

24-0129Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned](#)

Development District to "PD" - Planned Development District,
Located at 6633 Virginia Parkway

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. 2010-11-052](#)
[Proposed Zoning Exhibit](#)
[Legal Description](#)
[Proposed Development Regulations](#)
[Presentation](#)

24-0142Z

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "PD" - Planned
Development District to "PD" - Planned Development District,
Generally to Modify the Development Standards and Allow
for Multi-family Residential Uses, Located on the Northeast
Corner of Lake Forest Drive and Future Collin McKinney
Parkway

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Impact Model](#)
[Ex Ordinance 2022-06-067](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[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 24th day of January, 2025 at or before 5:00 p.m.

Empress Drane, City Secretary