



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, December 10, 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.

24-2240 [Minutes of the Planning and Zoning Commission Regular Meeting of November 12, 2024](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

24-0082SP [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for an Airport Terminal \(McKinney National Airport\), Located at 1915 FM 546 \(REQUEST TO BE TABLED\)](#)

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

24-0009SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility \(McKillop Self Storage\), Located Approximately 850 feet East of State Highway 5 \(South McDonald Street\) and on the South Side of Harry McKillop Boulevard \(REQUEST TO BE TABLED\)](#)

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

24-0079S2 [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Light Manufacturing \(Encore Wire\), Located Approximately 2,450 Feet North of Industrial Boulevard and on the West Side of Airport Road](#)

Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Ex PD Ord. No. 1680](#)
 [Proposed Site Plan](#)
 [Proposed Landscape Plan](#)
 [Proposed Facade Plan](#)
 [Presentation](#)

24-0014SUP [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

Specific Use Permit Request for a Minor Vehicle Repair
(Take 5 Oil), Located at 12121 West University Drive

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Specific Use Permit Exhibit
Metes and Bounds
Presentation

24-0016SUP Conduct a Public Hearing to Consider/Discuss/Act on a
Specific Use Permit Request for Auto, Motorcycle, Truck, or
Boat, Rental or Sales (Huffines Kia McKinney), Located at
the Southwest Corner of North Central Expressway and
West White Avenue

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Specific Use Permit Exhibit
Landscape Plans Exhibit
Metes and Bounds
Presentation
Applicant Presentation

24-0035Z Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "BN" -
Neighborhood Business District to "PD" - Planned
Development District, Generally to Allow for Single-Family
Uses and Modify the Development Standards (Kostial
Addition), Located at 815 North Kentucky Street

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Fiscal Analysis Model](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

24-0073Z [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 24-0007A\) and Request to Zone \(Case No. 2024-0073\) the Subject Property to "R43" - Residential Estate District, Located at 4225 County Road 1006, and Accompanying Ordinance\(s\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Scenic District](#)
[Placetype Definitions](#)
[Fiscal Analysis Model](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

DISCUSSION ITEMS

24-0008M [Consider/Discuss Proposed Amendments to McKinney Town Center \(MTC\) Zoning District \(Appendix 2B\) of the Unified Development Code \(UDC\)](#)

Attachments: [Appendix 2B: McKinney Town Center MTC \(current\)](#)
[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 6th day of December, 2024 at or before 7:00 p.m.

Empress Drane, City Secretary