



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, October 22, 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.

24-2108 [Minutes of the Planning and Zoning Commission Work Session Meeting of October 8, 2024](#)

Attachments: [Minutes](#)

24-2109 [Minutes of the Planning and Zoning Commission Regular Meeting of October 8, 2024](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

24-0004M [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: \(1\) correct typographical errors and make nonsubstantive editorial changes to: \(a\) Article 1 \(General Provisions\) and particularly to Sections 108B \(Maintenance\), \(b\) Article 2 \(Zoning Regulations\) and particularly to Sections 203A \(Standard Procedures\), 203E \(Plan and Permit Procedures\), 204 \(Zoning Districts\), 205 \(Use Regulations\), 206C \(Screening\), 206D \(Commercial Garbage/Recycling Containers and Enclosures\), 206E \(Vehicle Parking and Loading\), 206F \(Architectural Standards\), \(c\) Appendix 2A \(Approved Plant List\), and \(d\) Article 9 \(Terms and Definitions\) particularly to Section 902 \(Definitions\); \(2\) Make Certain Substantive Changes to: \(a\) Article 2 \(Zoning Regulations\) and particularly to Sections 205B.5 \(Table of Uses\), 205G.2 \(Accessory Uses Definitions and Standards\), 206A \(Landscaping\), 206C.3 \(Screening Requirements\), 206E.3 \(Parking Calculations\), 206E.7 \(Driveway and Parking Surfacing Material\); \(b\) Article 9 \(Terms and Definitions\) particularly to Section 902 \(Definitions\); to Chapter 150 \(Unified Development Code\) \(REQUEST TO BE TABLED\)](#)

23-0069Z5 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned](#)

Development District and “C” - Planned Center District to “PD” - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue

Attachments: [PZ Minutes 10.24.2023](#)
[PZ Minutes 11.14.2023](#)
[PZ Minutes 1.23.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1574](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

24-0081Z

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 Commercial Uses, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex PD Ord 2022-01-013](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Proposed Development Regulations](#)
[Presentation](#)

24-0087Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from PD - Planned Development District and AG - Agricultural District to "I1" - Light Industrial District, Located on the North Side of McIntyre Road and Approximately 1780 feet East of the Intersection of North McDonald Street and McIntyre Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1619](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[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 18th day of October, 2024 at or before 5:00 p.m.

Empress Drane, City Secretary