



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, October 8, 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.

ELECTION OF THE CHAIR AND VICE-CHAIR

24-2052

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

INFORMATION SHARING ITEMS**24-2053** [Director's Report](#)**Attachments:** [Director's Report](#)**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.

24-2054 [Minutes of the Planning and Zoning Commission Regular Meeting of September 24, 2024](#)**Attachments:** [Minutes](#)**END OF CONSENT AGENDA****REGULAR AGENDA ITEMS AND PUBLIC HEARINGS****24-0057Z2** [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 Modify the Development Standards and to Allow for Warehouse and Commercial Uses, Located at 100 East Leland Avenue](#)**Attachments:** [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Development Regulations](#)
[Presentation](#)**24-0086Z** [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Properties from AG - Agricultural District and ML - Light Manufacturing District to "I1" - Light Industrial District, Located on the South side of McIntyre Road and Approximately 200 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. Ord. 1471](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Presentation](#)

24-0003M

[Conduct a Public Hearing to Consider/Discuss/Act on Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Individual District Strategies, and Minor Text Updates](#)

Attachments: [Existing ONE McKinney 2040 Comprehensive Plan](#)
[Proposed ONE McKinney 2040 Comprehensive Plan](#)
[Proposed Preferred Scenario](#)
[Proposed Future Land Use Diagram](#)
[Land Use & Development Strategy Chapter 3 - Redlines](#)
[Individual District Strategies Chapter 8 - Redlines](#)
[Mobility Strategy Chapter 4 - Redlines](#)
[Future Land Use Diagram - Redline](#)
[Preferred Scenario - Redline](#)
[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 October, 2024 at or before 5:00 p.m.

Empress Drane, City Secretary