



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, December 10, 2019

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

---

**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 Agenda 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.*

#### **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.*

**19-1015**      [Minutes of the Planning and Zoning Commission Regular Meeting of November 12, 2019](#)

**Attachments:**    [Minutes](#)

**19-0086PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Willow Wood Phase 6, Located 150 Feet East of State Highway 5 \(McDonald Street\) and on the South Side of County Road 278](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary Final Plat](#)

**19-0093CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Trinity Falls Planning Unit 7 Commercial Addition, Located at the Northwest Corner of Trinity Falls Parkway and Olympic Crossing \(County Road 228\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)

**19-0131CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 2R & 3, Block A, of the McKinney Crossing II Addition, Located on the North Side of East University Drive \(U.S. Highway 380\) and Approximately 660 feet East of McDonald Street \(State Highway 5\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)

**19-0140PF** [Consider/Discuss/Act on a Preliminary Final Plat for Lots 3R1 and 4R, Block B, of the University Business Park Addition, Located on the South Side of Corporate Drive and Approximately 950 Feet East of Redbud Boulevard](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**19-0150MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 10R and 11, Block A, of the Water](#)

[Tower Addition, Located at the Northwest Corner of Custer Road and Falcon View Drive](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Minor Replat](#)  
[Presentation](#)

**19-0077Z2**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-84" - Single Family Residence District to "PD" - Planned Development District, Located Approximately 180 Feet North of Albany Drive on the East Side of Sorrell Road, Generally to Modify the Development Standards](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Zoning Protest Map](#)  
[Written Protest](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table - Excel Format](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**19-0098Z3**

[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, Located Approximately 300 Feet North of Lancaster Drive and Approximately 700 Feet East of Prospect Street](#)

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Legal Description](#)  
[Comprehensive Plan Maps](#)  
[East Fork District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Existing Zoning PD 2015-04-024](#)  
[Proposed Development Regulations](#)  
[Site Plan Exhibit](#)  
[Master General Development Plan Exhibit](#)  
[Phase 7 Layout Exhibit \(Informational Only\)](#)  
[Presentation](#)

**19-0100Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Northeast Corner of Airport Drive and Enloe Road](#)

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business & Aviation District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**19-0102Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business & Aviation District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

### 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, 2019 at or before 5:00 p.m.

---

Empress Drane  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.