



Planning & Zoning Commission

Agenda

Tuesday, October 22, 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 & Zoning on a posted item on this agenda, please fill out a "Request to Speak" card and present it to City Staff before the meeting. Speakers wishing to address the Planning & Zoning Commission regarding any item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Commission Chair 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.

19-0895 [Minutes of the Planning and Zoning Commission Regular Meeting of October 8, 2019](#)

Attachments: [100819 PZ Minutes](#)

19-0177CVP [Consider/Discuss/Act on a Conveyance Plat for Lot 16, Block A, of Weston Ridge Phase 2, Located in the ETJ of McKinney on the North Side of Weston Road \(FM 543\) and on the East Side of Steiger Trail](#)

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

19-0179PF [Consider/Discuss/Act on a Preliminary-Final Plat for Erwin Farms Phase 4, Located in the ETJ of McKinney Approximately 1,900 Feet West of County Road 943 and on the South Side of County Road 164 \(Future Bloomdale Road\)](#)

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

19-0123MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A, of the Edwards Estates Addition, Located at the Southwest Corner of Cole Street and Barnes Street \(REQUEST TO BE TABLED\)](#)

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

19-0067Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF-5" - Single Family Residence District and "TH"- Townhome District to "PD"- Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Lake Forest Drive and Approximately 900 Feet South of McKinney Ranch Parkway \(REQUEST TO BE TABLED\)](#)

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

19-0072Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Commercial, Office, and Multi-family Uses, Located on the East Side of Custer Road and 545 Feet South of Stonebridge Drive \(REQUEST](#)

TO BE TABLED)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2010-10-040](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Zoning Petition](#)
[Zoning Protest Map](#)
[Presentation](#)

19-0044SP [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception for a Site Plan for Commercial Uses \(Photography Studio\), Located at the Southeast Corner of Anthony Street and Johnson Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Facade Plan](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

19-0001SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek Entertainment District](#)
[Placetype Definitions](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)

19-0090Z [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 Approximately 160 Feet South of Spur 195 and on the West Side of State Highway 5 \(McDonald Street\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Presentation](#)

19-0087Z [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 to Allow Multi-Family Residential Uses, Located Approximately 650 Feet South of Craig Drive and on the West Side of Collin McKinney Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1480](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds](#)
[Layout - Informational Only](#)
[Presentation](#)

19-0012M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Sections 70-58 \(Duty of owner, occupant to cut and remove weeds, brush, and unsightly matter\), 142-5 \(Approval required\), 146-7 \(Zoning district map\), 146-40 \(Nonconforming uses and nonconforming structures\), 146-84 \(Neighborhood Business District\), 146-99 \(REC regional employment center overlay district\), 146-131 \(Off-street loading\), 146-132 \(Fences, walls, and screening requirements\), 146-139 \(Architectural and site standards\), 146-162 \(Administrative official\), 146-164 \(Changes and amendments\), 146-165 \(Board of adjustment\), of the Code of Ordinances](#)

Attachments: [Proposed Amendments Redline](#)
[Proposed Ordinance](#)
[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 18th day of October, 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. 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>.