



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 8, 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 City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

19-0828 [Election of Chair and Vice-Chair](#)

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.

19-0829 [Minutes of the Planning and Zoning Commission Regular Meeting of September 24, 2019](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

19-0170PF [Consider/Discuss/Act on a Preliminary-Final Plat for Trinity](#)

Falls Planning Unit 7, Located North of County Road 228
and West of County Road 206

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Preliminary-Final Plat
Preliminary-Final Plat Checklist
Presentation

19-0159MRP Conduct a Public Hearing to Consider/Discuss/Act on a
Minor Replat for Lot 1, Block A, of the 112 S. Church
Addition, Located at the Northwest Corner of South Church
Street and West Davis Street

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Minor Replat
Minor Replat Completeness Checklist
Presentation

19-0007SUP Conduct a Public Hearing to Consider/Discuss/Act on a
Specific Use Permit Request to Allow for Motor Vehicle Fuel
Sales (7-Eleven), Located on the East Side of Hardin
Boulevard and Approximately 1400 Feet South of University
Drive (U.S. Highway 380) (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

19-0063Z 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 for Car Wash Uses, Located at the Northwest
Corner of Virginia Parkway and Ridge Road

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition #1](#)
[Letter of Opposition #2](#)
[Zoning Petition](#)
[Protest Map](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2000-11-092](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Proposed Site Plan Exhibit](#)
[Proposed Landscape Plan Exhibit](#)
[Presentation](#)

19-0068Z

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "LI" - Light Industrial District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of University Drive \(U.S. Highway 380\) and Approximately 8,800 Feet East of Airport Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Comprehensive Plan Maps](#)
[East Fork District](#)
[Placetype Definitions](#)
[Land Use Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[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 4th 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-ada.compliance@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>.