



Planning & Zoning Commission

Agenda

Tuesday, April 23, 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

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.

19-0365 [Minutes of the Planning and Zoning Commission Regular Meeting of April 9, 2019](#)

Attachments: [Minutes](#)

19-0017PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 - 7, Block A, of the Benji Addition, Located on the Northwest Corner of South Tennessee Street and East Graham Street](#)

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

19-0040PF [Consider/Discuss/Act on a Preliminary-Final Plat for Timber Creek Phase 2B, Located on the Northwest Corner of Wilmeth Road and Timber Ridge Trail](#)

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**

19-0011Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C2" - Local Commercial District, Located on the East Side of Stacy Road and on the North and South Sides of Recioto Drive \(REQUEST TO BE TABLED\)](#)

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

18-0122SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception for a Site Plan for Multi-Family Residential Uses \(Lamar Street Lofts\), Located at the Northeast Corner of Lamar Street and Chestnut Street](#)

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

19-0017Z [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 on the Southeast Corner of Rockhill Road and Wilson Creek Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1354](#)
[Ex. PD Ord. No. 1498](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Layout - Information Only](#)
[Presentation](#)

19-0003M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-40 \(Nonconforming uses and nonconforming structures\) of the Code of Ordinances](#)

Attachments: [April 2 CC Presentation](#)
[Sec. 146-40 Nonconforming Uses and Structures redline](#)

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 19th day of April, 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>.