CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, November 12, 2019 | **6:00 PM** | **Council Chambers, 222 N. Tennessee Street, McKinney, TX 75069**

Re-posted with no changes. Originally posted on November 8, 2019 before 5:00pm, in accordance with the Texas Government Code, Chapter 551.

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.

19-0937 Minutes of the Planning and Zoning Commission Work Session of October 22, 2019

Attachments: Minutes

19-0938 Minutes of the Planning and Zoning Commission Regular Meeting of October 22, 2019

Attachments: Minutes

19-0162PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 - 3, Block A, of the ML Wilmeth Addition, Located Approximately 280 Feet West of State Highway 5 (McDonald Street) and on the North Side of Wilmeth Road

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

19-0164CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 - 4, Block A, of the Collin McKinney Stacy Addition, Located at the Northeast Corner of Collin McKinney Parkway and Stacy Road

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat

19-0194PF Consider/Discuss/Act on a Preliminary-Final Plat for Grace Acres, Located in the ETJ of McKinney on the South Side of County Road 1217 and on the West Side of Farm Road 2933 (Milrany Lane)

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

19-0196PFR Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R and Lots 2-7, Block C of McKinney Industrial Park No. 2, Located Approximately 1,160 Feet North of Harry McKillop Boulevard (FM 546) and on the East Side of Couch Drive

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

19-0198CVP Consider/Discuss/Act on a Conveyance Plat for Lots 12R and 13R, Block B, of Wilson Creek Crossing Addition, Located Approximately 1,000 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat
Conditions of Approval Checklist

19-0200MRP Consider/Discuss/Act on a Minor Replat for Lot 1 and 2, Block A, of the D & J Turner Addition, Located Approximately 140 Feet South of Christian Street and West of Tennessee Street

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

19-0201PFR Consider/Discuss/Act on a Preliminary-Final Replat for Lot 2R, Block A of 380 Town Centre Addition, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 170 Feet East of Hardin Boulevard

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

19-0098Z 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 (REQUEST TO BE TABLED)

Attachments: Location Map and Areial Exhibit

19-0132MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1, Block A, of the Jefferson Rockhill Addition, Located at the Southeast Corner of Rochkhill Road and Wilson Creek Parkway

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

19-0148MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R1A and 2R1B, Block B, of the Adriatica Addition, Located on the East Side of Adriatic Parkway and Approximately 300 Feet South of Virginia Parkway

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

19-0149PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 25 Single Family Residential Lots, 4 Common Areas, and 1 Non-Residential lot, (The Preserve at Lake Forest), Located on the East Side of Lake Forest Drive and Approximately 1,200 South of Fieldcrest Drive

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

19-0007SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Specific Use Permit 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)

Attachments: PZ Minutes 10.08.19
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Collin Crossing District
Placetype Definitions
Ex. PD Ord. No. 2018-09-070
Proposed Specific Use Permit Exhibit
Presentation

18-0075Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BG” - General Business District to “PD” - Planned Development District, Generally to Allow a Soccer Training Facility, Located Approximately 1,630 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Medical District
Placetype Definitions
Land Use Comparison Table
Fiscal Analysis
Proposed Zoning Exhibit
Proposed Development Regulations
Presentation

19-0067Z2 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

Attachments: PZ Minutes Draft 10.22.19
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Collin McKinney Commercial District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Zoning Exhibit
Proposed Development Regulations
Presentation

19-0068Z2 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
Fiscal Analysis
Land Use Comparison Table
Proposed Zoning Exhibit
Proposed Development Regulations
Presentation

19-0072Z2 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

Attachments: PZ Minutes Draft 10.22.19
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Established Community District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 2010-10-040
Proposed Zoning Exhibit
Proposed Development Regulations
Zoning Petition
Zoning Protest Map
Presentation

19-0085Z 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 "PD" - Planned Development District and “REC” Regional Employment Center Overlay District, Generally to Modify Uses and Development Standards Located on the Northeast Corner of Stacy Road and Arroyo Trail

Attachments: Location Map and Areial Exhibit
Letter of Intent
Comprehensive Plan Maps
Collin McKinney Commercial District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 2001-02-017
Proposed Zoning Exhibit
Proposed Development Regulations
Proposed Landscape Exhibit
Sound Study
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 8th day of November, 2019 at or before 5:00 p.m.

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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.