



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, January 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

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.

19-0048 [Minutes of the Planning and Zoning Commission Regular Meeting of January 8, 2019](#)

Attachments: [Minutes](#)

18-0289CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of McKinney Crossing II Addition, Located Approximately 200 Feet East of State Highway 5 \(McDonald Street\) and on the North Side of U.S. Highway 380 \(East University Drive\)](#)

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

18-0285PFR2 [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Southern Hills at Craig Ranch Phase 3, Located Approximately 830 Feet North of State](#)

Highway 121 (Sam Rayburn Tollway) and on the South Side of Craig Ranch Parkway

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

18-0152Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 84" - Single Family Residence District to "SO" Suburban Office District, Located Approximately 160 Feet East of Redbud Boulevard and on the South Side of Hunt Street (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

18-0154Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, 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
Land Use and Tax Base Summary
Land Use Comparison Table
Proposed Zoning Exhibit
Presentation

18-0158Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District,

Located at the Southwest Corner of Virginia Parkway and Hardin Boulevard

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
Proposed Zoning Exhibit
Presentation

18-0159Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "AP" - Airport District to "LI" - Light Industrial District, Located Approximately 915 Feet East of Country Lane and on the North Side of FM 546 (Harry McKillop Boulevard)

Attachments: Location Map and Aerial Exhibit
Comprehensive Plan Maps
Business and Aviation District
Placetype Definitions
Land Use and Tax Base Summary
Land Use Comparison Table
Presentation

18-0121SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Amenity Center (Meridian at Southgate Amenity Center), Located Approximately 1,210 Feet West of State Highway 5 (McDonald Street) and on the South Side of Steward Road

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[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 January, 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>.