



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, March 26, 2019

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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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.*

**19-0266**      [Minutes of the Planning and Zoning Commission Regular Meeting of March 12, 2019](#)

**Attachments:**    [Minutes](#)

### END OF CONSENT AGENDA

### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**18-0114Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RED-1" - Residential Estates District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" Corridor Commercial Overlay District, Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\)](#)

**Attachments:** [PZ Minutes](#)  
[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](#)

**18-0015SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Sales, Repair, and Storage Uses \(McKinney Dodge\), Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\)](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Proposed Landscape Exhibit](#)  
[Presentation](#)

**18-0122Z2** [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 Northeast Corner of Custer Road and Silverado Trail](#)

**Attachments:** [PZ Minutes 03.12.19](#)  
[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. 2008-09-097](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**19-0010Z** [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 Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road](#)

**Attachments:** [Location and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2002-03-019](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**19-0016Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Rezone the Subject Property from “AG” - Agricultural District, “ML” - Light Manufacturing District, “MH” - Heavy Manufacturing District, and “PD” - Planned Development District to “RO” - Regional Office District, Located on the East Side of State Highway 5 \(McDonald Street\) and Approximately 100 Feet North of](#)

Crestwood Drive

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letters of Support](#)  
[Comprehensive Plan Maps](#)  
[Southgate District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**18-0047Z**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Agricultural, Recreational, and Residential Uses, Located at 3933 County Road 317](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business & Aviation District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Proposed District Plan](#)  
[Presentation](#)

**19-0009Z**

[Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally for School Uses, Located on the Northwest Corner of Collin McKinney Parkway and Stacy Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2002-03-019](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**19-0009PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 5 Single Family Residential Lots and 1 Common Area \(Fossil Creek at Westridge, Phase 1\), Located Approximately 95 Feet East of Forkhorn Drive and on the North Side of Virginia Parkway](#)

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

**18-0014M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Appendix G \(MTC - McKinney Town Center Zoning District\) of the Code of Ordinances](#)

**Attachments:** [MTC Amendments - Redlines](#)  
[MTC Amendments - Clean](#)  
[Presentation](#)

**19-0002M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Ordinance\), Section 146-134 \(Performance Standards\) of the Code of Ordinances](#)

**Attachments:** [Proposed Changes Sec. 146-134 redline](#)  
[Proposed Changes Sec. 146-134 clean](#)

**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 22nd day of March, 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](mailto: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>.