



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, November 12, 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 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 Aerial 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 Rockhill 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 Aerial 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.

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>.