CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, December 10, 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.

19-1015 Minutes of the Planning and Zoning Commission Regular Meeting of November 12, 2019

Attachments: Minutes

19-0086PF Consider/Discuss/Act on a Preliminary-Final Plat for Willow Wood Phase 6, Located 150 Feet East of State Highway 5 (McDonald Street) and on the South Side of County Road 278

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

19-0093CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Trinity Falls Planning Unit 7 Commercial Addition, Located at the Northwest Corner of Trinity Falls Parkway and Olympic Crossing (County Road 228)

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

19-0131CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R & 3, Block A, of the McKinney Crossing II Addition, Located on the North Side of East University Drive (U.S. Highway 380) and Approximately 660 feet East of McDonald Street (State Highway 5)

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

19-0140PF Consider/Discuss/Act on a Preliminary Final Plat for Lots 3R1 and 4R, Block B, of the University Business Park Addition, Located on the South Side of Corporate Drive and Approximately 950 Feet East of Redbud Boulevard

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

19-0150MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 10R and 11, Block A, of the Water

Tower Addition, Located at the Northwest Corner of Custer Road and Falcon View Drive

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

19-0077Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-84" - Single Family Residence District to "PD" - Planned Development District, Located Approximately 180 Feet North of Albany Drive on the East Side of Sorrell Road, Generally to Modify the Development Standards

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Letters of Opposition
Zoning Protest Map
Written Protest
Comprehensive Plan Maps
Established Community District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table - Excel Format
Proposed Zoning Exhibit
Proposed Development Regulations
Presentation

19-0098Z3 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

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Legal Description
Comprehensive Plan Maps
East Fork District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Existing Zoning PD 2015-04-024
Proposed Development Regulations
Site Plan Exhibit
Master General Development Plan Exhibit
Phase 7 Layout Exhibit (Informational Only)
Presentation

19-0100Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Northeast Corner of Airport Drive and Enloe Road

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

19-0102Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard

Attachments:
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Business & Aviation District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Zoning Exhibit
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 6th day of December, 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.