



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, January 28, 2020

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**

### **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.*

### **MINUTES**

**20-0105**      [Minutes of the Planning and Zoning Commission Regular Meeting of January 14, 2020](#)

**Attachments:**    [Minutes](#)

### **PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212**

**20-007MRP**     [Consider/Discuss/Act on a Minor Replat for Lots 4R-1 and 4R-2, Block A, of the 380 Crossing at Headington Heights, Located Approximately 900 Feet East of Hardin Boulevard and on the North Side of U.S. Highway 380 \(University Drive\)](#)

**Attachments:**     [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Conditions for Approval Summary](#)  
                              [Standard Conditions Checklist](#)  
                              [Proposed Minor Replat](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**19-0072Z3**     [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses and to Modify the Development Standards, Located 600 Feet South of Stonebridge Drive and on the East Side of Custer Road.](#)

**Attachments:** [PZ Minutes 10.22.19](#)  
[PZ Minutes 11.12.19](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Zoning Protest Map](#)  
[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 Metes and Bound](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**20-0001M** [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 Zoning District - Redline](#)  
[MTC Zoning District - Clean](#)  
[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 24th day of January, 2020 at or before 5:00 p.m.*

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*Empress Drane, City Secretary*

*Lisa Sewell, Deputy 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>.*