



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, March 10, 2020

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.

20-0234 [Minutes of the Planning and Zoning Commission Regular Meeting of February 25, 2020](#)

Attachments: [Minutes](#)

20-0001CP [Consider/Discuss/Act on a Concept Plan for Enterprise, Located Approximately 300 Feet West of Custer Road and 1200 Feet South of U.S. 380 \(University Drive\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2002-05-048](#)
[Proposed Concept Plan](#)

END OF CONSENT AGENDA

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describes the necessary form of action required for each plat. A motion to "Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions, or disapproval, as such are contained in § 212.009 of the Texas Local Government Code.

20-0023CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block B of the HICO Acres Addition, Located Approximately 385 Feet East of Alma Road and on the South Side of Silverado Trail](#)

Attachments: [Location Map And Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)
[Conditions of Approval Summary](#)

20-0024PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-15, Block E, of the Provence Townhome Addition Phase 2, Located Approximately 780 Feet West of Alma Road and on the South Side of Renaissance Boulevard](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)

20-0025PFR [Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R1 and 3R, Block A, of Skyline-University Addition, Located on the North Side of U.S. Highway 380 \(University Drive\) and on the East Side of Skyline Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)

20-0029PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of the Montessori School of Excellence Addition, Located on the East Side of County Road 943 and approximately 750 Feet North of Ryeland Cove](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)

**END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT
CODE CHAPTER 212**

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

20-0005Z [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, to Allow for Single Family Residential Detached Uses and Generally to Modify the Development Standards, Located Approximately 3,075 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](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Metes and Bounds Description](#)
[Proposed Development Regulations](#)
[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 March, 2020 at or before 5:00 p.m.

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. 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>.