



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, December 11, 2018

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.*

**18-1037**      [Minutes of the Planning and Zoning Commission Regular Meeting of November 27, 2018](#)

**Attachments:**    [Minutes](#)

#### END OF CONSENT AGENDA

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**18-0134Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF7.2" - Single Family Residential District, Located Approximately 1,300 Feet North of Virginia Parkway and on the West Side of St. Gabriel Way](#)

**Attachments:** [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](#)

**18-0018SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window \(Virginia Heights\), Located Approximately 200 Feet North of Virginia Parkway and on the East Side of Coit Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Ex. PD Ord. No. 2001-02-024](#)  
[Proposed Specific Use Permit Exhibit](#)  
[Presentation](#)

**18-0013SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Car Wash and Automotive Repair, Located Approximately 600 Feet South of Virginia Parkway and on the West Side of Custer Road](#)

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

- 18-0118SP**     [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Victory at Stonebridge Office Park, Approximately 220 Feet East of Stonebridge Drive and Approximately 445 Feet South of U.S. Highway 380 \(University Drive\)](#)
- Attachments:**     [Standard Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Site Plan](#)  
                              [Proposed Landscape Plan](#)  
                              [Presentation](#)
- 17-0234SP**     [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Office Building \(Lake Forest Plaza\), Located Approximately 265 Feet West of Lake Forest Drive and on the North Side of Collin McKinney Parkway](#)
- Attachments:**     [Standard Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Site Plan](#)  
                              [Proposed Landscape Plan](#)  
                              [Presentation](#)
- 18-0139SP**     [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Skyline 380 Retail, Approximately 660 Feet West of Skyline Drive and on the North Side of U.S. Highway 380 \(University Drive\)](#)
- Attachments:**     [Standard Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Site Plan](#)  
                              [Proposed Landscape Plan](#)  
                              [Presentation](#)
- 18-0254MRP**     [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Minor Replat for Lot 1, Block A of the McWilliams Manor Addition, Located at 504 West Virginia Street](#)

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

**18-0211PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4 and 5, Block A of Victory at Stonebridge, Located at 1800 North Stonebridge Drive](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Replat 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 7th day of December, 2018 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>.