



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, November 14, 2017

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

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.

17-1135 [Minutes of the Planning and Zoning Commission Regular Meeting of October 24, 2017](#)

Attachments: [Minutes](#)

17-253CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the Cross Timbers Addition, Located at 1301 N. Custer Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-289Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District to allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally](#)

Located on the Southwest Corner of U.S. Highway 380
(University Drive) and Throckmorton Street

Attachments: [PZ Minutes 2.14.17](#)
[PZ Minutes 1.24.17](#)
[PZ Minutes 12.13.16](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Zoning Exhibit](#)
[Proposed Concept Plan](#)
[Proposed Development Regulations](#)
[PowerPoint Presentation](#)

17-281Z

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from “BN” -
Neighborhood Business District to “DR” - Duplex Residential
District, Located at the Northwest Corner of White Street and
Tennessee Street

Attachments: [Draft PZ Minutes 10.24.17](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-292Z

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,
Generally for Commercial and Multi-Family Residential Uses,
Located Approximately 1,960 Feet North of Laud Howell
Parkway and on the West Side of Trinity Falls Parkway

Attachments: [Location Map and Aerial Exhibit](#)
[Comprehensive Plan Maps](#)
[Tax Base and Land Use Summary](#)
[Prop. Dev. Regs.](#)
[PowerPoint Presentation](#)

17-262Z

[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 at the Southeast Corner of Spur 399 and Medical Center Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Ex. PD Ord. No. 2012-03-006](#)
[Ex. PD. Ord. No. 1996-11-51](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Standards](#)
[Letter of Opposition](#)
[PowerPoint Presentation](#)

17-273Z

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 400 Feet South of Bloomdale Road and on the West Side of McLarry Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 97-04-16](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-007FR [Consider/Discuss/Act on a Façade Plan Appeal for a Movie Theater \(Cinemark at 380 Commons\), Located Approximately 315 Feet South of U. S. Highway 380 \(University Drive\) and on the West Side of Hardin Boulevard](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Elevations](#)
[PowerPoint 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 10th day of November, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
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>.