



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 23, 2018

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.

18-906 [Minutes of the Planning and Zoning Commission Regular Meeting of October 9, 2018](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

18-0086Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "LI" - Light Industrial District, Northeast Corner of Couch Drive and FM 543 \(Harry McKillop Boulevard\).](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Land Use Comparison Table](#)
[Land Use and Tax Base Summary](#)
[Proposed Zoning Exhibit](#)
[Presentation](#)

18-0113Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District Located on the North Side of U.S. Highway 380 \(University Drive\) and on the West Side of County Road 856 \(Lakefront Road\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Presentation](#)

18-0104Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at the Southwest Corner of Vany Tuyl Parkway and Alma Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 2015-07-067](#)
[Proposed Zoning Exhibit](#)
[Proposed Pattern Book](#)
[Presentation](#)

18-0017SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Personal Service Use \(Chess Academy\), Located at the Southeast Corner of Collin McKinney Road and Piper Glen Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Collin McKinney Commercial District](#)
[Proposed SUP Exhibit](#)
[Presentation](#)

18-0111Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Approximately 150 feet south of Tower Lane and Approximately 130 Feet East of College Street](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Land Use Comparison Table](#)
[Land Use and Tax Base Summary](#)
[Proposed Zoning Exhibit](#)
[Presentation](#)

18-0077SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Repair Facility \(Jiffy Lube McKinney\),](#)

[Located at the Northwest Corner of U.S. Highway 380 \(University Drive\) and Skyline Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1371](#)
[Ex. PD Ord. No. 2012-10-054](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

18-0011M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Appendix B-2 \(Regional Employment Center - Overlay Urban Design Standards\) and Appendix F-4 \(Schedule of Uses\), of the Code of Ordinances](#)

Attachments: [Proposed B-2 Schedule Changes](#)
[Proposed F-4 Schedule Changes](#)
[Comments](#)

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 18th day of October, 2018 at or before 5:00 p.m.

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>.