



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, February 24, 2015

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 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.*

**15-206**     [Minutes of the Planning and Zoning Commission Regular Meeting of February 10, 2015](#)

**Attachments:**     [Minutes](#)

#### **END OF CONSENT AGENDA**

#### **REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**14-271Z2**     [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Park Hill Lane and Harmony Lane \(800 Harmony Lane\) and on the Southwest Corner of Dorman Lane and Hermitage Lane \(900 Hermitage Lane\)](#)

**Attachments:** [PZ Minutes 02.10.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2004-02-017](#)  
[Ex. PD Ord. No. 2004-08-087](#)  
[Prop. Zoning Exh. - Metes & Bounds](#)  
[PowerPoint Presentation](#)

**15-007SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Development and a Restaurant with Drive-Through Window \(Dorado Crossing\), Located Approximately 250 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**14-303PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1 and 2, Block A, Lot 1 - 4, Block B, and Lot 1, Block C, of the Whole Life at Craig Ranch Addition, Located on the Northwest Corner of Meyer Way and Collin McKinney Parkway](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Replat](#)  
[PowerPoint Presentation](#)

**15-023ME** [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Meritorious Exception for Holiday Inn Express, Located Approximately 1,865 Feet East of Alma Road and on the South Side of Henneman Way](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Architectural Elevations](#)  
[Renderings \(Informational Only\)](#)  
[Powerpoint Presentation](#)

**15-018M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Section 146-101 \("CC" - Corridor Commercial Overlay District\) and Section 146-139 \(Architectural and Site Standards\) of the Zoning Ordinance \(Chapter 146 of the Code of Ordinances\)](#)

**Attachments:** [Full Arch Stds Report and Analysis](#)  
[City of Allen Arch Stds](#)  
[City of Frisco Arch Stds](#)  
[City of Plano Arch Stds](#)  
[Current Section 146-101](#)  
[Proposed Section 146-101](#)  
[Current Section 146-139](#)  
[Proposed 146-139 Changes](#)  
[PowerPoint Presentation](#)

**15-036M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Section 146-45 \(Site Plan Approval\) of the Code of Ordinances Pertaining to Appeals to the City Council](#)

**Attachments:** [Proposed Sec 146-45 Changes](#)

#### 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 20th day of February, 2015 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.