



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, November 8, 2016

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 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.

- 16-1122** [Minutes of the Planning and Zoning Commission Work Session of October 25, 2016](#)
Attachments: [Minutes](#)
- 16-1123** [Minutes of the Planning and Zoning Commission Regular Meeting of October 25, 2016](#)
Attachments: [Minutes](#)
- 16-300PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-4, Block A, of the Westridge Retail Addition, Located on the Northwest Corner of Independence Parkway and Westridge Boulevard](#)
Attachments: [PZ Report](#)
 [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary Final Plat](#)
- 16-293PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of the 7-Eleven Wilmeth Addition, Located on](#)

[the Southwest Corner of Wilmeth Road and Lake Forest Drive](#)

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

16-298CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Wilbow Alma Addition, Located on the Northeast Corner of Collin McKinney Parkway and Alma Road](#)

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

16-303CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 3 and 4, Block A, of Southern Hills at Craig Ranch Commercial, Located on the Northwest Corner of State Highway 121 and Craig Ranch Parkway](#)

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

16-309CP [Consider/Discuss/Act on a Concept Plan for Westridge Retail, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Concept Plan](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 16-200Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of U.S Highway 380 \(University Drive\) and Hardin Boulevard](#)
- Attachments:** [DRAFT PZ Minutes 10.25.16](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary Map](#)
[Existing PD Ord. No. 1883](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)
- 16-284PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R1 and 2R2, Block A, of the Harbor Freight Tools Addition, Located on the Southeast Corner of Greenwood Street and U.S. Highway 75 \(Central Expressway\)](#)
- Attachments:** [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[PowerPoint Presentation](#)
- 16-299Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 500 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 \(University](#)

[Drive\)](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Existing PD Ord. No. 1687](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-277Z

[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, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Existing PD - Ord No 2015-06-052](#)
[Proposed Tucker Hill Ph 4 Patternbook](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-280SUP

[Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to allow for Additional Fueling Pumps for a Service Station with a Convenience Store \(7-Eleven\), Located on the Southwest Corner of Wilmeth Road and Lake Forest Drive](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Proposed SUP Exhibit](#)
[PowerPoint Presentation](#)

16-306Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF5" - Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary Map](#)
[Ex. PD Ord. No. 2011-12-080](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-225FR [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Restaurant with Drive-Through Window \(Hat Creek Burger\), Located Approximately 610 Feet North of Stonebridge Drive and on the East Side of Custer Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Elevations](#)
[Proposed Rendering - Info Only](#)
[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 3rd day of November, 2016 at or before 5:00 p.m.

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 with questions or for accommodations.