



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, March 28, 2017

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.

17-330 [Minutes of the Planning and Zoning Commission Regular Meeting of March 14, 2017](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

17-019SU2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Daycare Facility \(Montessori Daycare\), Located Approximately 675 Feet South of U.S. Highway 380 \(University Drive\) and on the East Side of Stonebridge Drive](#)

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

16-301FR [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Façade Plan Appeal for a Service Station \(Westridge Retail\), Located on the Northwest Corner of Independence Parkway and Westridge Boulevard \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

16-337Z

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property "SF5" Single Family Residential District, Located Approximately 2,200 Feet West of Lake Forest Drive and on the North Side of County Road 123 \(Future Bloomdale Road\) and the South Side of Baxter Well Road](#)

Attachments: [PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-012SUP

[Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Mini-warehouse Facility \(Public Storage\), Located approximately 220 Feet North of Bois D' Arc Road and on the West Side of U.S. Highway 75 \(Central Expressway\)](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Self Storage Density Map \(3 mile\)](#)
[Self Storage Density Map \(5 mile\)](#)
[Proposed SUP Site Exhibit](#)
[Proposed SUP Landscape Exhibit](#)
[Proposed Elevations \(Info Only\)](#)
[PowerPoint Presentation](#)

16-372Z

[Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally for Multi-Family and Commercial Uses, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Alma Road](#)

Attachments: [PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Ex. PD Ord. No. 2008-06-054](#)
[Proposed Development Regs](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-249Z

[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 for Single Family Residential Uses, Located Approximately 235 Feet East of Alma Road and on the North Side of Collin McKinney Parkway](#)

Attachments: [PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Ex. PD Ord. No. 2001-02-017](#)
[Ex. PD Ord. No. 2008-06-054](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Proposed Concept Plan](#)
[PowerPoint Presentation](#)

- 17-050Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “C1” - Neighborhood Commercial District, Located at 1827 West Louisiana Street](#)
- Attachments:** [PZ Report](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Land Use and Tax Base Summary](#)
 [Land Use Comparison Table](#)
 [Proposed Zoning Exhibit](#)
 [PowerPoint Presentation](#)
- 16-374Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “SF5” - Single Family Residential District, Located at the Northwest Corner of Greenville Road and Airport Drive](#)
- Attachments:** [PZ Report](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Land Use and Tax Base Summary](#)
 [Land Use Comparison Table](#)
 [Proposed Zoning Exhibit](#)
 [PowerPoint Presentation](#)
- 17-010PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 4 Single Family Residential Lots, 2 Commercial Lots and 1 Common Area \(Willow Wood, Phase 1A\), Located on the Northeast Corner and Southeast Corner of Willow Wood Boulevard and State Highway 5 \(McDonald Street\)](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[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 24th day of March, 2017 at or before 5:30 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.