



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, May 26, 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.*

**15-514**     [Minutes of the Planning and Zoning Commission Regular Meeting of May 12, 2015](#)

**Attachments:**   [Minutes](#)

**15-115CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Alma Plaza Addition, Located on the Northeast Corner of Alma Road and State Highway 121 \(Sam Rayburn Tollway\)](#)

**Attachments:**   [PZ Staff Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

**15-109CVP** [Consider/Discuss/Act on a Request for a Conveyance Plat for Lot 1, Block A, of Silverado-Alma Daycare, Located Approximately 650 Feet North of Silverado Trail and on the East Side of Alma Road](#)

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

**15-116PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the RightNow Media Addition, Located Approximately 1,200 Feet West of Stacy Road and on the North Side of Henneman Way](#)

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

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**15-052SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Restaurant with Drive-Through Window \(Chicken Express\), Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Anthony Street \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map & Aerial](#)

**15-060Z3** [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:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use Module Tracking Sheet](#)  
[Existing Ordinance No 2010-10-042](#)  
[Existing Ordinance No 2013-08-072](#)  
[Prop. Tucker Hill Pattern Book Ph 4](#)  
[Zoning Exhibit - Metes and Bounds](#)  
[PowerPoint Presentation](#)

**15-111Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “BN” - Neighborhood Business District to “C2” - Local Commercial District, Located on the Southeast Corner of Custer Road and Eldorado Parkway](#)

**Attachments:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD Ordinance 2003-02-015](#)  
[Existing PD Ordinance 2003-11-103](#)  
[Existing PD Ordinance 2003-11-104](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**15-100SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Additional Fuel Pumps, Located on the Southwest Corner of Alma Road and Stacy Road](#)

**Attachments:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed SUP Exhibit](#)  
[PowerPoint](#)

**15-112Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Located on the East Side of Lakota Trail and at the Terminus of Synergy Drive](#)

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Proposing Zoning Exhibit - Boundary](#)  
[Existing PD Ord. No. 2013-02-015](#)  
[PowerPoint Presentation](#)

**15-098PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 8R1, 9, 10, and 11, Block B, of the Custer Crossing Addition, Located on the East Side of Lakota Trail and at the Terminus of Synergy Drive](#)

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

**15-106PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4R, 5 and 6, Block A, of the TPC at Craig Ranch Addition, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and TPC Drive](#)

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

**14-319SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plan for a Theater \(Moviehouse and Eatery\), Located on Approximately 2,700 Feet East of Custer Road and on the North Side of State Highway 121 \(Sam Rayburn Tollway\)](#)

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

**15-107PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R1 and 1R2, Block A, of The Highlands Addition, Located Approximately 300 Feet North of Eldorado Parkway and on the East Side of Orchid Drive](#)

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

**15-101PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 7R and 31, Block A, of the Black and Smith Addition, Located at 1010 Inwood Drive](#)

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

**15-142M** [Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital](#)

[Improvements Plan for Roadway and Utility Impact Fees](#)

**Attachments:** [Staff Report](#)  
[Project List MidYear 2014-2015](#)  
[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 22nd day of May, 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.