



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, December 8, 2015

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.

15-1218 [Minutes of the Planning and Zoning Commission Regular Meeting of November 10, 2015](#)

Attachments: [Minutes](#)

15-1219 [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of November 16, 2015](#)

Attachments: [Minutes](#)

15-184PF [Consider/Discuss/Act on a Preliminary-Final Plat for 57 Single Family Residential Lots, 2 Commercial Lots, and 1 Common Area \(Westminster at Craig Ranch\), Located on the Northwest Corner of Alma Road and Chief Spotted Tail](#)

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

15-269PF [Consider/Discuss/Act on a Preliminary-Final Plat for 60 Single](#)

[Family Residential Lots, 1 Commercial Lot, and 3 Common Areas, Located on the Southwest Corner of Bloomdale Road and Lake Forest Drive](#)

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

14-341PF [Consider/Discuss/Act on a Preliminary-Final Plat for 131 Single Family Residential Lots and 3 Common Areas \(McDowell Ranch\), Located on the Southwest Corner of McKinney Place and Collin McKinney Parkway](#)

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

15-246FR [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan for the Encore Wire Plant 4 Expansion, Located on the Northwest Corner of Airport Drive and Industrial Boulevard \(REQUEST TO BE TABLED\)](#)

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

15-277MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 5, Block A, of the Custer Wal-Mart Addition, Located on the Southwest Corner of Custer Road and U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

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

15-295PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 34 Single Family Residential Lots](#)

and 1 Common Area (Sorrento), Located Approximately 240 Feet North of Eldorado Parkway and on the East Side of Stonebridge Drive

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

15-113Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "RS 60" - Single Family Residence District, and "PD" - Planned Development District to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 250 Feet East of Graves Street and on the South Side of Rockhill Road](#)

Attachments: [PZ Minutes 06.23.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Petition of Opposition](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 1498](#)
[Prop. Renderings - Info Only](#)
[Prop. Zoning Exh. - Dev. Regs.](#)
[PowerPoint Presentation](#)

15-283SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical and Office Buildings \(The Crescent Executive Office Suites\), Located Approximately 770 Feet South of U.S. Highway 380 \(University Drive\) and on the East Side of Coit Road](#)

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

15-258FR [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for a Church \(Life Fellowship Church\), Located on the North Side of Henneman Way and Approximately 1,600 Feet West of Stacy Road](#)

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

15-300SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and a Facade Plan for TRAXXAS Building Expansion, Located Approximately 620 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 Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Elevations](#)
[Proposed Renderings - Informational Only](#)
[Variance Pictures](#)
[PowerPoint Presentation](#)

15-270SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility \(Marketplace Retail Self Storage\), Located Approximately 1,020 Feet East of Custer Road and on the North Side of Stacy Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Exst. Planned Development Ord. No. 2013-08-075](#)
[Prev. Planned Development Ord. No.1756](#)
[Proposed SUP Exhibit- Site Layout](#)
[Proposed Elevations - Informational Only](#)
[Proposed Renderings- Informational Only](#)
[PowerPoint Presentation](#)

15-307M [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 End of Year 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 4th day of December, 2015 at or before 6:00 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.