



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 14, 2017

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.*

- 17-281**      [Minutes of the Planning and Zoning Commission Work Session of February 28, 2017](#)  
**Attachments:**    [WS Minutes](#)
- 17-282**      [Minutes of the Planning and Zoning Commission Regular Meeting of February 28, 2017](#)  
**Attachments:**    [Minutes](#)
- 16-305PF**    [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of Valle Estates Addition, Located Approximately 270 Feet West of Jordan Road and on the North Side of Bois D'Arc Road](#)  
**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**

**17-006Z3**      [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, to Allow for Single Family Residential Uses, Located on the Southeast Corner of Crutcher Crossing and Virginia Parkway](#)

**Attachments:**    [PZ Minutes 022817](#)  
                          [PZ Minutes 021417](#)  
                          [PZ Report](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Comprehensive Plan Maps](#)  
                          [Fiscal Impact Analysis](#)  
                          [Land Use and Tax Base Summary](#)  
                          [Ex. PD Ord. No. 97-05-34](#)  
                          [Proposed Zoning Exhibit](#)  
                          [PowerPoint Presentation](#)

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

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

**17-037Z**      [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 "C1" - Neighborhood Commercial District, Located Approximately 200 Feet West of Lake Forest Drive and on the South Side of Collin McKinney Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2007-12-133](#)  
[Ex. PD Ord. No. 2002-05-038](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**17-044SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Lot, Located on the Southwest Corner of Kentucky Street and Lamar Street](#)

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

**17-036MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 14R, 15 and 16, Block B, of Metro Industrial Park No. 2, Located on the Southwest Corner of McKinney Parkway and Metro Park Drive](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Minor 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 9th day of March, 2017 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.