



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, July 26, 2016

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.*

**16-779**     [Minutes of the Planning and Zoning Commission Work Session of July 12, 2016](#)

**Attachments:**     [Minutes](#)

**16-780**     [Minutes of the Planning and Zoning Commission Regular Meeting of July 12, 2016](#)

**Attachments:**     [Minutes](#)

#### END OF CONSENT AGENDA

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**16-164MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R2, 2R2 and 10, Block A, of the North Texas Athletic Center Addition, Located Approximately 190 Feet East of Alma Road and on the North Side of Henneman Way](#)

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

**16-153SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Grocery Store \(Kroger\), Service Station, Two Restaurants/Retail Buildings Located Approximately 220 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Lake Forest Drive](#)

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

**09-059FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for a Hangar/Townhome on Lot 11R1 of Aero Country East Addition, Located at 309 Lloyd Stearman Drive](#)

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

**16-182Z** [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 Approximately 290 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Community Avenue](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Ex. Zoning PD Ord.No.2004-07-070](#)  
[Ex. Zoning PD Ord.No.2007-09-086](#)  
[Proposed Zoning Exhibit](#)  
[Zoning Comparison Chart](#)  
[PowerPoint Presentation](#)

**16-167Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Christian Street and Chestnut Street](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Proposed Concept Plan](#)  
[Proposed Development Regulations](#)  
[Proposed Architectural Elevations](#)  
[PowerPoint Presentation](#)

**16-171Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Chestnut Street and Short Street](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Proposed Concept Plan](#)  
[Proposed Development Regulations](#)  
[Proposed Architectural Elevations](#)  
[PowerPoint Presentation](#)

**16-194Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "LI" - Light Industrial District, Located approximately 170 Feet North of U.S. Highway 380 \(University Drive\) and on the East Side of Church Street](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Zoning Exhibit](#)  
[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 22nd day of July, 2016 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.