



# Planning & Zoning Commission

## Agenda

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Tuesday, January 8, 2019

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 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.*

**19-0004**      [Minutes of the Planning and Zoning Commission Regular Meeting of December 11, 2018](#)

**Attachments:**    [Minutes](#)

**18-0282PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the McKinney Fire Station Number 10 Addition, Located on the North Side of County Road 228 and Approximately 700 Feet West of County Road 206](#)

**Attachments:**    [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

**18-0285PFR**      [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Southern Hills at Craig Ranch Phase 3, Located Approximately 830 Feet North of State](#)

Highway 121 (Sam Rayburn Tollway) and on the South Side of Craig Ranch Parkway (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**18-0151Z**

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 to Allow for Commercial Uses and an Electrical Substation, Located at the Northwest Corner of U.S. Highway 75 (Central Expressway) and State Highway 121 (Sam Rayburn Tollway), Generally South of McKinney Ranch Parkway

**Attachments:** Location Map and Aerial Exhibit

Letter of Intent

Letter of Support

Comprehensive Plan Maps

Placetype Definitions

Collin McKinney Commercial District

Land Use and Tax Base Summary

Land Use Comparison Table

Proposed Development Regulations

Proposed Zoning Exhibit

Proposed Site Layout

Presentation

**18-0087Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District and "C3" Regional Commercial District, Located on the Southeast Corner of Couch Drive and FM 546 (Harry McKillop Boulevard)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business & Aviation District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**18-0019SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision \(Paradiso Valle\), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Proposed SUP Exhibit](#)  
[Proposed Concept Plan](#)  
[Proposed Entryway](#)  
[Proposed Wall Details](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)

**18-0283MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 6R and 11, Block A, of the North Texas Athletic Center Addition, Located on the Southeast Corner of Stars Avenue and Collin McKinney Parkway](#)

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

**19-0001M**      [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:**      [Project List EOY 2018 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 January, 2019 at or before 5:00 p.m.

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Empress Drane  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.