



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, September 11, 2018

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.*

**18-760**      [Minutes of the Planning & Zoning Commission Work Session of August 28, 2018](#)

**Attachments:**    [Minutes](#)

**18-761**      [Minutes of the Planning and Zoning Commission Regular Meeting of August 28, 2018](#)

**Attachments:**    [Minutes](#)

**18-0137CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 4R1 and 6, Block A, of the B and L Cox Addition, Located Approximately 700 Feet East of Lake Forest Drive and on the North Side of U.S. Highway 380 \(University Drive\)](#)

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

**18-0184CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 1R, 2R, 3, and 4, Block A, of the Parcel 1502 Addition, Located on the Northeast Corner of Virginia Parkway and Coit Road.](#)

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

**18-0189CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1R1, 2R1, 3 - 18, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S Highway 380 \(University Drive\) and Lake Forest Drive](#)

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

**18-0167PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 2R1, 3R1, 6R1, and 7R1, Block B of Parkside at Craig Ranch Addition, Located at the Southwest Corner of Henneman Way and Alma Road](#)

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

**18-0185PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-4, Block A, of the Virginia Heights Addition, Located at the Northeast Corner of Virginia Parkway and Coit Road](#)

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

**18-0210PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of Village Park Square, Located on the Southwest Corner of Collin McKinney Parkway and Village Park Drive](#)

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

**17-0002CP**      [Consider/Discuss/Act on a Concept Plan for Parcel 601/603, Located on the Southeast Corner of U.S. Highway 380 \(West University Drive\) and North Custer Road](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2003-02-015](#)  
[Ex. PD Ord. No. 1621](#)  
[Proposed Concept Plan](#)

**18-0060SP**      [Consider/Discuss/Act on a Site Plan for Two Office/Warehouse Buildings, Located Approximately 500 Feet East of Redbud Boulevard and on the North Side of Corporate Drive](#)

**Attachments:**    [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1563](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**18-0107Z**      [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 Communication Tower, Utility Substation, and Commercial Uses, Located on the Southwest Corner of McKinney Ranch Parkway and State Highway 121 \(Sam Rayburn Tollway\)](#)

**Attachments:** [Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ordinance 2003-04-033](#)  
[Ex. PD Ordinance 2013-03-025](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Site Layout](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**15-300SP3** [Conduct a Public Hearing to Consider/Discuss/Act on a Variance for a Site Plan \(TRAXXAS\), Located at 6250 Traxxas Way](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Screening Material](#)  
[Presentation](#)

**18-0010M** [Conduct a Public Hearing to Consider/Discuss/Act on a Correction Ordinance to Amend Chapter 146 \(Zoning Regulations\), Appendix B-2 \(Regional Employment Center - Overlay Urban Design Standards\) of the Code of Ordinances](#)

**Attachments:** [Appendix B-2 Redlines](#)

**18-0002M4** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Adopt the ONE McKinney 2040 Comprehensive Plan, Including but Not Limited to, the Future Land Use Plan and Master Thoroughfare Plan \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Chapter 1 Introduction](#)  
[Chapter 2 Developing the ONE McKinney Plan](#)  
[Chapter 3 Land Use and Development Strategy](#)  
[Chapter 4 Mobility Strategy](#)  
[Chapter 5 Economic Development Strategy](#)  
[Chapter 6 Fiscal Health Strategy](#)  
[Chapter 7 Public Investment Strategy](#)  
[Chapter 8 Individual District Strategies](#)  
[Chapter 9 Implementation](#)  
[Appendix](#)

## 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 7th day of September, 2018 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>.