



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, March 8, 2016

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.

16-269 [Minutes of the Planning and Zoning Commission Work Session of February 23, 2016](#)

Attachments: [Minutes](#)

16-270 [Minutes of the Planning and Zoning Commission Regular Meeting of February 23, 2016](#)

Attachments: [Minutes](#)

16-036PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A, of the Westridge Retail Addition, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway](#)

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

16-023PF [Consider/Discuss/Act on a Preliminary-Final Plat for 52 Single Family Residential Lots, 1 Commercial Lot, and 5 Common](#)

Areas (Heatherwood Hills), Located on the Southwest Corner of Bloomdale Road and Lake Forest Drive

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

15-155FR2 [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Sewell Audi of McKinney, Located Approximately 1,500 feet West of Stacy Road and on the North Side of State Highway 121 \(REQUEST TO BE TABLED\)](#)

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

15-263PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 754 Single Family Residential Lots, 2 Lots and 40 Common Areas \(Trinity Falls, Planning Unit 3\), Located on the Northeast Corner of County Road 228 \(Trinity Falls Parkway\) and County Road 206 \(Trinity Falls Parkway\)](#)

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

15-222SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Springhill-Hilton, Located Approximately 700 Feet North of Craig Drive and on the West Side of State Highway 75 \(Central Expressway\)](#)

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

16-020Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “RS 60” - Single Family Residence District to “C2” - Local Commercial District, Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Church Street](#)

Attachments: [Draft PZ Minutes 02.23.16](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary Map](#)
[Ex. PD Ordinance No. 2004-09-094](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

15-335Z2 [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 “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Weiskopf Avenue and Van Tuyl Parkway](#)

Attachments: [DRAFT PZ Minutes 02.23.16](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Existing PD - Ordinance No 2014-11-087](#)
[Proposed Zoning Exhibit](#)
[Proposed Dev. Standards - Redline Ver.](#)
[Elevations - Informational Only](#)
[Rendering - Informational Only](#)
[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 3rd day of March, 2016 at or before 5:00 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.