



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 27, 2018

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 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.

18-214 [Minutes of the Planning and Zoning Commission Regular Meeting of February 13, 2018](#)

Attachments: [Minutes](#)

17-0039CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of SK McKinney 380 Addition, Located at the Southeast Corner of U.S. Highway 380 \(University Drive\) and Forest Ridge Lane](#)

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

18-0032Z [Conduct a Public Hearing to Consider/ Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at the Southwest Corner of Community Avenue and](#)

[Bloomdale Road \(REQUEST TO BE TABLED\)](#)

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

17-0021Z

[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 595 Feet West of Village Park Drive and on the North Side of Collin McKinney Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2013-03-028](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-186SUP

[Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan for a Meter and Flow Control Facility \(North McKinney Pipeline, Phase III\), Located Approximately 1,500 Feet South of Bloomdale Road and on the West Side of Redbud Boulevard](#)

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

17-0006SP

[Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Retail, Restaurant and Pavilion Uses \(HUB 121\), Located on the Southwest Corner of Henneman Way and Alma Road, and Approximately 415 Feet West of Alma Road and on the North Side of State Highway 121 \(Sam Rayburn Tollway\)](#)

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

17-0016SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Building \(Ridge/U.S. 380 Retail\), Located Approximately 300 Feet East of Ridge Road and on the South Side of U.S. Highway 380 \(University Drive\)](#)

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

18-0085PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 25 Single Family Residential Lots, 4 Common Areas, and 1 Non-Residential Lot \(The Preserve at Lake Forest\), Located Approximately 1,122 Feet South of Fieldcrest Street and on the East Side of Lake Forest Drive](#)

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

18-0069PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 3R, 4, 5, and 6, Block A, McClure Elementary School Addition, Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Ridge Road](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of intent](#)
[Proposed Preliminary-Final 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 23rd day of February, 2018 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
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. 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>.