



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, January 24, 2017

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.

- 17-094** [Minutes of the Planning and Zoning Commission Work Session of January 10, 2017](#)
Attachments: [Minutes](#)
- 17-095** [Minutes of the Planning and Zoning Commission Regular Meeting of January 10, 2017](#)
Attachments: [Minutes](#)
- 16-378CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 5, 6, and 7, Block A, of Custer's Bobos Addition, Located on the North Side of Virginia Parkway and West of Custer Road](#)
Attachments: [PZ Report](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Conveyance Plat](#)
- 16-387PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 4R, Block A, of Southern Hills at Craig Ranch Commercial, Located Northwest Corner of Craig Ranch Parkway and State Highway 121 \(Sam Rayburn Tollway\)](#)

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

16-382PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R-5R, Block A, of 380 Crossing at Headington Heights, Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard](#)

Attachments: [PZ Report](#)
[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

16-365Z2 [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 on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard \(REQUEST TO BE TABLED\)](#)

Attachments: [Location and Aerial Map](#)

14-297Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District, "SO" - Suburban Office District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Meadow Ranch Road and U.S. Highway 380 \(University Drive\)](#)

Attachments: [PZ Minutes 01.10.17](#)
[PZ Minutes 12.9.14](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Written Protest and Map](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1998-11-63](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-332SU2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(The Celt Irish Pub\), Located at 100 North Tennessee Street](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Floor Plan](#)
[PowerPoint Presentation](#)

16-289Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District to allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Throckmorton Street](#)

Attachments: [PZ Minutes 12.13.16](#)
[PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[Proposed Concept Plan](#)
[Proposed Development Regulations](#)
[PowerPoint Presentation](#)

16-367SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Bed and Breakfast \(Waddill Street Bed and Breakfast Inn\), Located at 215 North Waddill Street](#)

Attachments: [PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[SUP Exhibit](#)
[PowerPoint Presentation](#)

02-195FR [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Nissan of McKinney, Located on the Southwest Corner of Test Drive and U.S. Highway 75 \(Central Expressway\)](#)

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

16-356SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the Expansion of Pat Lobb Toyota of McKinney, Located at 3350 South Central Expressway](#)

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

16-352SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical Office and Retail Building \(Serene Dentistry\), Located on the Northwest Corner of Eldorado Parkway and Alma Road](#)

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

16-024SP4 [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash \(EchoPark McKinney\), Located Approximately 430 Feet South of Bray Central Drive and on the West Side of Central Circle](#)

Attachments: [Draft PZ Minutes 01.10.17](#)
[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[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 19th day of January, 2017 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.