



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, August 14, 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.

18-679 [Minutes of the Planning and Zoning Work Session of July 24, 2018](#)

Attachments: [Minutes](#)

18-680 [Minutes of the Planning and Zoning Commission Regular Meeting of July 24, 2018](#)

Attachments: [Minutes](#)

18-0203PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of Grayson Collin Substation Addition, Located on the Southwest Corner of McKinney Ranch Parkway and State Highway 121 \(Sam Rayburn Tollway\)](#)

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

18-0082SP [Consider/Discuss/Act on a Site Plan for an Office/Warehouse Building \(Expert Services\), Located on the South East](#)

Corner of Mercury Circle and Power House Street

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. Ord. No. 1518](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

18-0007M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-84 \(BN - Neighborhood Business District\), Section 146-85 \(BG - General Business District\), Section 146-86 \(C - Planned Center District\), Section 146-90 \(ML - Light Manufacturing District\), Section 146-91 \(MH - Heavy Manufacturing District\), and Appendix F-4 \(Schedule of Uses\), of the Code of Ordinances \(WITHDRAWN\)](#)

Attachments: [PZ Minutes 072418](#)

15-300SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Variance for a Site Plan \(TRAXXAS\), Located at 6250 Traxxas Way \(REQUEST TO BE TABLED\)](#)

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

18-0094FR [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for an Automobile Dealership \(Porsche McKinney\), Located on the Northeast Corner of Hardin Boulevard and State Highway 121 \(Sam Rayburn Tollway\) \(REQUEST TO BE TABLED\)](#)

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

18-0085Z [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, Located 550 Feet South of Spur 195 and on the West Side of State Highway 5 \(McDonald Street\)](#)

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

18-0005SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales \(7-Eleven\), Located on the Northeast Corner of Coit Road and Virginia Parkway](#)

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

18-0093SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Medical Office Building, Located Approximately 400 Feet North of Collin McKinney Parkway and on the East Side of Custer Road](#)

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

18-0052SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Library Expansion \(John and Judy Gay Library\), Located at 6861 Eldorado Parkway](#)

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

18-0179MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block G and Common Area G-3 \(The Vineyards, Phase 2\), Located at the Southeast Corner of Collin McKinney Parkway and Corked Lane](#)

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

18-0192MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 2A1, Block A, of the Industrial Associates Addition and Lot 2R, Block A, of the McKinney Industrial Park No. 2, Located on the Southwest Corner of Industrial Boulevard and Couch Drive](#)

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

18-0008M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-84 \(BN - Neighborhood Business District\), Section 146-85 \(BG - General Business District\), Section 146-86 \(C - Planned Center District\), Section 146-90 \(ML - Light Manufacturing District\), Section 146-91 \(MH - Heavy Manufacturing District\), Appendix B-2 \(Regional Employment Center - Overlay Urban Design Standards\) and Appendix F-4 \(Schedule of Uses\), of the](#)

[Code of Ordinances](#)

Attachments: [Public Feedback](#)
[Proposed 146-84 - BN Changes](#)
[Proposed 146-85 - BG Changes](#)
[Proposed 146-86 - C Changes](#)
[Proposed 146-90 - ML Changes](#)
[Proposed 146-91 - MH Changes](#)
[Proposed B-2 Changes](#)
[Proposed F-4 Changes](#)

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 10th day of August, 2018 at or before 5:00 p.m.

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. 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>.