



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 28, 2015

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.

15-411 [Minutes of the Planning and Zoning Commission Regular Meeting of April 14, 2015](#)

Attachments: [Minutes](#)

15-076CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 4, and 5, Block A, of The Heights at Westridge, Planning Area 12, Parcel 1209 Addition, Located on the Southwest Corner of Westridge Boulevard and Independence Parkway](#)

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

15-063PF [Consider/Discuss/Act on a Preliminary-Final Plat for 859 Single Family Residential Lots and 48 Common Areas \(Auburn Hills\), Located on the North Side of U.S. Highway 380 \(University Drive\), South of Wilmeth Road and on the East and West Sides of County Road 166](#)

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

15-060Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Generally Located at the Northern Terminus of Tremont Boulevard and along the Northern Side of Darrow Drive \(REQUEST TO BE TABLED\)](#)

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

15-065MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A, of the Winteg-Douglas Addition, Located Approximately 100 Feet North of Christian Street and on the West Side of Kentucky Street \(REQUEST TO BE TABLED\)](#)

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

14-347Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Single Family Residential Uses, Located Approximately 325 Feet East of Stacy Road and on the South Side of Future Collin McKinney Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Prop. Zoning Exh. - Land Plan](#)
[PowerPoint Presentation](#)

15-066Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for Commercial, Single Family Detached Residential, Single Family Attached Residential and Industrial Uses, Located on the Southwest Corner of Bloomdale Road and State Highway 5 \(McDonald Street\)](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Proposed Zoning Exhibit](#)
[Prop. Zoning Exhibit - Arch. Stds.](#)
[PowerPoint Presentation](#)

15-078SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Hunt Street Office Building, Located on the Southwest Corner of Hunt Street and Chestnut Street](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Email of Support](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Elevations](#)
[Architectural Rendering](#)
[PowerPoint Presentation](#)

15-069MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A of the Wiles Addition, Located on the South Side of West Louisiana Street and Approximately 220 Feet West of Bradley Street](#)

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

15-080SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the McKinney Aquatic and Fitness Center, Located on the Southeast Corner of Alma Road and Eldorado Parkway](#)

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

15-075M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Sections 146-99 \(REC Regional Employment Center Overlay District\), 146-132 \(Fences, Walls, and Screening Requirements\), and 146-139](#)

[\(Architectural and Site Standards\) of the Zoning Ordinance \(Chapter 146 of the Code of Ordinances\); and to Amend Sections 1 \(Introduction\), 7 \(Land Use Element\), 8 \(Transportation\), 11 \(Urban Design\), and Appendix E \(An Informal Guide to the Multi-Family Policy in the City of McKinney\) of the Comprehensive Plan](#)

Attachments: [PZ Staff Report](#)
[2.26.15 Public Meeting Comments](#)
[3.26.15 Public Meeting Comments](#)
[Letter of Support](#)
[Letters of Opposition](#)
[Feedback on Proposed Amendments](#)
[Applicability of REC Map](#)
[Proposed Sec. 146-99 Redline](#)
[Proposed Sec. 146-132 Redline](#)
[Proposed Sec. 146-139 Redline](#)
[Current FLUP](#)
[Proposed FLUP](#)
[Tollway Commercial 1,000' Buffer](#)
[Current FLUP MD](#)
[Proposed FLUP MD](#)
[Prop. Comp Plan TOC and Sec. 1](#)
[Comp Plan TOC and Sec. 1 \(Redline\)](#)
[Prop. Comp Plan Land Use 7](#)
[Comp Plan Land Use 7 \(Redline\)](#)
[Prop. Comp Plan Transportation 8](#)
[Comp Plan Transportation 8 \(Redline\)](#)
[Prop. Comp Plan Urban Design 11](#)
[Comp Plan Urban Design 11 \(Redline\)](#)
[Prop. Comp Plan Multi-Family Policy](#)
[Comp Plan MF Policy \(Redline\)](#)
[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 24th day of April, 2015 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.