



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 13, 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.

18-150 [Minutes of the Planning and Zoning Commission Regular Meeting of January 23, 2018](#)

Attachments: [Minutes](#)

18-0062PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 6R, Block A, of Lake Forest Crossing Addition, Located at the Southeast Corner of Highlands Drive and South Lake Forest Drive](#)

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

17-176PF [Consider/Discuss/Act on a Preliminary Final Plat for Lots 1-11, Block A of the 380 Commons at Headington Heights Addition, Located at the Southwest Corner of Hardin Boulevard and U.S. Highway 380 \(University Drive\)](#)

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

17-0013SP [Consider/Discuss/Act on a Site Plan for an Auto Repair Facility \(Service First\), Located Approximately 250 Feet West of North Jordan Road and on the North Side of Virginia Parkway](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 94-10-47](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

17-275Z [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 Allow for Retail, Office, and Multi-family Residential Uses, Located Approximately 200 Feet South of Chisholm Trail and on the East Side of Ridge Road](#)

Attachments: [PZ Minutes 12.12.17](#)
[PZ Minutes 01.09.18](#)
[Location Map and Aerial Exhibit](#)
[Map of Adjacent Multi Family](#)
[Letter of Intent](#)
[Letter of Opposition 1](#)
[Letter of Opposition 2](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2002-03-019](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Concept Plan - Informational Only](#)
[PowerPoint Presentation](#)

17-002Z

[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 Allow for Commercial, Office, Warehouse and Agricultural Uses, Located Approximately 750 Feet West of State Highway 5 \(McDonald Street\) and on the South Side of Eldorado Parkway](#)

Attachments: [Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2006-06-087](#)
[Proposed Development Regulations](#)
[Proposed Zoning Exhibit](#)
[Proposed Concept Plan](#)
[PowerPoint Presentation](#)

18-0084MRP

[Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 5 and 6, Block E, of Eldorado Park](#)

[Addition, Located at the Northwest Corner of Bush Drive and Laura Lane](#)

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

DISCUSSION ITEMS

18-0002M [Update on ONE McKinney 2040 Comprehensive Plan Initiative](#)

Attachments: [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 9th 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>.