



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, September 13, 2016

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.

16-917 [Minutes of the Planning and Zoning Commission Work Session of August 23, 2016](#)

Attachments: [Minutes](#)

16-918 [Minutes of the Planning and Zoning Commission Regular Meeting of August 23, 2016](#)

Attachments: [Minutes](#)

16-170CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1R3 and 6R, Block A, of the Parkside at Craig Ranch Addition, Located on the Southeast Corner of Van Tuyl Parkway and Meyer Way](#)

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

16-184CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, 380 Crossing at Headington Heights, Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard \(REQUEST TO BE TABLED\)](#)

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-233Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway](#)

Attachments: [Draft - 08.23.16 PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Zoning Comparison Chart](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-234SU2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility \(Honest Auto Service\), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway](#)

Attachments: [Draft 08.23.16 PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed SUP Exhibit](#)
[Architectural Elevations \(Info Only\)](#)
[PowerPoint Presentation](#)

16-165SU2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility \(Simply Storage\), Located approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard](#)

Attachments: [Draft 08.23.16 PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Self-Storage Density Map](#)
[Proposed SUP Exhibit](#)
[Elev. Open Space \(Info. Only\)](#)
[Elev. Self-Storage Facility \(Info. Only\)](#)
[Letters of Support](#)
[PowerPoint Presentation](#)

14-068FR2 [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Multi-Family Residential Development \(McKinney Urban Village\), Located Approximately 850 Feet North of Frisco Road and on the West Side of State Highway 5 \(McDonald Street\)](#)

Attachments: [06.28.16 PZ Minutes](#)
[10.14.14 PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Architectural Elevations](#)
[PowerPoint Presentation](#)

16-183SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to allow for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility \(Costco\), Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard \(REQUEST TO BE TABLED\)](#)

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

16-183FR [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility \(Costco\), Located on the](#)

Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

16-172PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1-6, Block A, of the White Avenue Addition, Located on the Northeast Corner of White Avenue and North Kentucky Street

Attachments: PZ Report
Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Preliminary-Final Replat
PowerPoint Presentation

16-231MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1, Block 1, of the Mitchell Clinic Addition, Located on the Northwest Corner of White Avenue and U.S. Highway 75 (Central Expressway)

Attachments: PZ Report
Standard Conditions Checklist
Location Map & Aerial Exhibit
Letter of Intent
Proposed Minor Replat
PowerPoint Presentation

16-196SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Prop. SUP Ex.A - Location Map](#)
[Prop. SUP Ex.B - Legal Description](#)
[Prop. SUP Ex.C - Concept Plan](#)
[Prop. SUP Ex.D - Entrance Exhibit](#)
[PowerPoint Presentation](#)

16-250Z [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 “SO” - Suburban Office District, Located Approximately 1,085 Feet East of Custer Road and on the South Side of Collin-McKinney Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Impact Analysis](#)
[Land Use and Tax Base Summary Map](#)
[Ex. Zoning PD Ord. No.2003-05-050](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-257M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146, Appendix F-4 \(Schedule of Uses\) and Appendix G \(MTC - McKinney Town Center Zoning District\) of the Zoning Regulations](#)

Attachments: [Proposed Appendix F-4 Changes](#)
[Proposed Appendix G-2.6 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 9th day of September, 2016 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.