



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, February 23, 2016

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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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.*

**16-248**     [Minutes of the Planning and Zoning Commission Regular Meeting of February 9, 2016](#)

**Attachments:**     [Minutes](#)

**16-021PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 3R, 4R and 5, Block A of the Collin McKinney Commercial Addition and Leryn Lane Right-of-Way Dedication, Located Approximately 500 Feet South of Collin McKinney Parkway and on the East Side of Custer Road](#)

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

**14-331SU5**     [Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 220 Feet East of Ridge Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-027](#)

**14-332SU5** [Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 550 Feet East of Ridge Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-028](#)

**14-333SU5** [Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 700 Feet East of Ridge Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-029](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**15-328PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Preliminary-Final Replat for Lots 2R and 3, Block A of the Sundance Addition, Located on the Northeast Corner of Bahnman Drive and Stonebridge Drive](#)

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

**16-026PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R2 and 2R3, Block A, of Stonebridge Parcel 903 Addition, 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 Preliminary-Final Replat](#)  
[PowerPoint Presentation](#)

**16-018Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C” - Planned Center District, “PD” - Planned Development District, “AG” - Agricultural District, and “CC” - Corridor Commercial Overlay District to “GC” - Governmental Complex District and “CC” - Corridor Commercial Overlay District, Located on the Southeast corner of Hardin Boulevard and McKinney Ranch Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD - Ordinance No. 1559](#)  
[Existing PD - Ordinance No. 1578](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**15-335Z** [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 and “REC” - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of Weiskopf Avenue and Van Tuyl Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD - Ordinance No 2014-11-087](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Dev. Standards - Redline Ver.](#)  
[Elevations - Informational Only](#)  
[Rendering - Informational Only](#)  
[PowerPoint Presentation](#)

**16-020Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "RS 60" - Single Family Residence District to "C2" - Local Commercial District, Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Kentucky Street](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary Map](#)  
[Existing PD Ord. No. 2004-09-094](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**15-243Z** [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 an Independent Living Facility, Assisted Living Facility and a Memory Care Center, and Commercial Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Existing PD Ord. No. 2014-02-012](#)  
[Proposed Concept Plan](#)  
[Plaza Arch. Rendering \(Info. Only\)](#)  
[PowerPoint Presentation](#)

**16-025SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Auto Parts Store \(Advanced Auto Parts\), Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Church Street](#)

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

**15-316SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan Appeal for a Multi-Family Development \(Avilla McKinney\), Located on the North Side of White Avenue and on the East Side of Community Avenue](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Support](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Distance Exhibit](#)  
[Proposed Elevations](#)  
[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.

**16-249**      [Focus North Texas 6 Update](#)

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 19th day of February, 2016 at or before 5:00 p.m.

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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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.