



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, July 14, 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.

15-657 [Minutes of the Planning and Zoning Commission Work Session of June 23, 2015](#)

Attachments: [Minutes](#)

15-658 [Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2015](#)

Attachments: [Minutes](#)

15-145PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the McKinney Ranch Parkway Avalon Memory Care Addition, Located Approximately 1,600 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway](#)

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

14-331SU3 [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

14-332SU3 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

14-333SU3 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

15-160Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Custer Road and U.S. Highway 380 (University Drive)
(REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

15-159Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay

District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Stonebridge Drive and U.S. Highway 380 (University Drive)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Existing PD Ord. No. 2008-08-075](#)
[Proposed Zoning Exhibit - Boundary](#)
[PowerPoint Presentation](#)

15-161SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club (The Pub), Located at 204 W. Virginia Street

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Prop. SUP Exh. - Floor Plan](#)
[PowerPoint Presentation](#)

15-164SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Lake Forest Office Building, Located Approximately 650 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

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

15-105SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plans for a Medical Office Development (Methodist Hospital Professional Office Buildings), Located on the Northwest Corner of Eldorado Parkway and Stonebridge

Drive

Attachments: [Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD Ord. No. 2008-08-076](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Facade Plans](#)
[PowerPoint Presentation](#)

15-155SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Sewell Audi of McKinney, Located Approximately 1,500 West of Stacy Road and on the North Side of State Highway 121](#)

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

15-155FR [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Sewell Audi of McKinney, Located Approximately 1,500 feet West of Stacy Road and on the North Side of State Highway 121](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Architectural Elevations](#)
[Architectural Renderings \(Info Only\)](#)
[Photos of Existing Buildings](#)
[PowerPoint Presentation](#)

15-123FR2 [Conduct a Public Hearing to Consider/Discuss/Act on a Façade](#)

[Plan Appeal for Mercedes-Benz of McKinney, Located on the Southeast Corner of Bray Central Drive and U.S. Highway 75 \(North Central Expressway\)](#)

Attachments: [06.23.15 PZ Minutes](#)
[Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Prop. Facade Plans](#)
[Arch. Renderings \(Informational Only\)](#)
[PowerPoint Presentation](#)

15-130PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R - 5R, Block A, of the Vigor-Eldorado Addition, Located on the South Side of Eldorado Parkway and on the East Side of Ridge Road](#)

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

15-141SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Mini-Warehouse Facility \(Jenkins Self Storage\), Located Approximately 550 Feet East of Custer Road and on the North Side of Stacy Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2013-08-075](#)
[Prev. PD Ord. No. 1756](#)
[Prop. SUP Exhibit - Site Layout](#)
[Prop. Master Plan - Info Only](#)
[Prop. Renderings - Info Only](#)
[PowerPoint Presentation](#)

15-166M [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request by the City of McKinney to Modify Section 146-135
\(Landscape Requirements\) of the Zoning Regulations
Pertaining to Landscaping at Airports](#)

Attachments: [Proposed 146-135 Changes](#)
[Proposed Ordinance for Adoption](#)

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 July, 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.