



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, October 24, 2017

6:00 PM

Jack Hatchell Collin County  
Administration Building  
4th Floor – Commissioners Court  
2300 Bloomdale - McKinney, TX

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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.*

**17-1069**      [Minutes of the Planning and Zoning Commission Regular Meeting of October 10, 2017](#)

**Attachments:**    [Minutes](#)

**17-243CVP**      [Consider/Discuss/Act on a Conveyance Plat for Lots 1, 2, 3R, 6, 7, and 8, Block B of the Parkside at Craig Ranch Addition, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Alma Road](#)

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

#### END OF CONSENT AGENDA

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**17-281Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "DR" - Duplex Residential](#)

District, Located at the Northeast Corner of White Avenue and Kentucky Street (REQUEST TO BE TABLED)

**Attachments:** Location Map

**17-125SUP**

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan for a Pump Station (Redbud Pump Station), Located Approximately 980 Feet South of Bloomdale Road and on the West Side of Redbud Boulevard

**Attachments:** PZ Minutes 10.10.17  
Standard Conditions Checklist  
Location Map and Aerial Exhibit  
Letter of Intent  
Legal Description  
Proposed SUP and Site Plan Exhibit  
Proposed Landscape Plan  
PowerPoint Presentation

**17-085Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located at the Southeast Corner of Greenville Road and Enloe Road

**Attachments:** PZ Minutes 101017  
Location Map and Aerial Exhibit  
Letter of Intent  
Comprehensive Plan Maps  
Land Use and Tax Base Summary  
Land Use Comparison Table  
Proposed Zoning Exhibit  
PowerPoint Presentation

**17-256Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residential District to "PD" - Planned Development District, Generally to Allow Single Family

Attached Residential Uses, Located approximately 440 feet South of Standifer Street and on the East Side of Bumpas Street

**Attachments:** Location Map and Aerial Exhibit  
Letter of Intent  
Comprehensive Plan Maps  
Land Use and Tax Base Summary  
Proposed Zoning Exhibit  
Proposed Development Regulations  
PowerPoint Presentation

**17-250Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Zone Approximately 3,821 Acres of Land to "AG" - Agricultural District, Generally Located in Areas Described as Being: Along and extending to the north and the south from the east-west section of FM 1461 from FM 2478 to East of CR 166 and extending to the north, south and east from and about Geren Trail; at and Around Stover Creek and the north-south section of CR 161 between US Highway 380 (University Drive) and CR 123 and extending along and from a portion of CR 124; at and Around the North side of US Highway 380 (University Drive) between Ridge Road and Lake Forest Drive; at and Around the Northeast Quadrant of Lake Forest Drive and Wilmeth Road Extending to the Western Boundary of Erwin Park and Extending as far North as CR 1006; at and Around the Northwest Quadrant of Hardin Boulevard and Wilmeth Road Extending to the North and West; at and Around CR 164 South and East of Erwin Park and at and Around CR 201 Extending to the Eastern Boundary of Erwin Park and Extending North to CR 1006; and Extending to the South from the Southern Boundary of the McKinney Municipal Utility District No. 1 of Collin County (Trinity Falls M.U.D.) and FM 543 and Along and Around Both the North-South Section and the East-West Section of CR 202 in a Southerly Direction to the City's Current Northern Corporate Boundary Extending in an Easterly Direction from CR 201 and CR 1200 and Extending to the East and West Along and Around Both

[Sides of Trinity Falls Parkway](#)

- Attachments:** [Location Map and Aerial Exhibit](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Attachment A - Existing Zoning](#)  
[Attachment B - Existing Land Uses](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**DISCUSSION ITEMS**

**17-1070**      [October 2017 Recap](#)

- Attachments:** [October 2017 Recap](#)

**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 20th day of October, 2017 at or before 6:00 p.m.

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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](mailto: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>.