



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, November 10, 2015

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.*

**15-1106** [Minutes of the Planning and Zoning Commission Regular Meeting of October 27, 2015](#)

**Attachments:** [Minutes](#)

**14-278PF** [Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Residential Lots and 11 Common Areas, \(White Avenue Townhome Addition\), Located Approximately 800 Feet East of Community Avenue and on the North Side of White Avenue](#)

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

**END OF CONSENT AGENDA**

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**15-065MR2** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R1, 3 and 4, Block A, of the Boys Club Addition,](#)

Located Approximately 150 Feet North of Christian Street and on the West Side of Kentucky Street

**Attachments:** [PZ Minutes 4.28.15](#)  
[Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Minor Replat](#)  
[PowerPoint Presentation](#)

**15-284Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at the Southwest Corner of Eldorado Parkway and Hudson Crossing

**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. 2011-05-031](#)  
[Proposed Zoning Exhibit](#)  
[Land Use Comparison Chart](#)  
[PowerPoint Presentation](#)

**15-246SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Encore Wire Plant 4 Expansion, Located on the Northwest Corner of Airport Drive and Industrial Boulevard

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

**15-273Z** [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 Approximately 3,500 Feet North of Virginia Parkway and on the East Side of Lake Forest Drive](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Prop. Layout - Informational Only](#)  
[Prop. Zoning Exh. - Metes & Bounds](#)  
[PowerPoint Presentation](#)

**15-280Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF5" - Single Family Residential District and "TH" - Townhome Residential District, Located on the East Side of Lake Forest Drive and Approximately 840 Feet South of McKinney Ranch Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2000-09-066](#)  
[Prop. Zoning Exh. - Boundary](#)  
[PowerPoint Presentation](#)

**15-228SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility \(All Storage at the Shops at Eagle Point\), Located Approximately 620 Feet West of Custer Road and Approximately 1,040 Feet South of U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 2002-05-048](#)  
[Proposed SUP Exhibit](#)  
[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.

### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the {day} day of {Month}, 2015 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.