



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, November 27, 2018

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 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.*

**18-1013**      [Minutes of the Planning and Zoning Commission Regular Meeting of November 13, 2018](#)

**Attachments:**    [Minutes](#)

**18-0233CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 2R & 3, Block A, of Southern Hills at Craig Ranch Commercial Addition, Located Approximately 200 Feet North of State Highway 121\(Sam Rayburn Tollway\) and on the West Side of Craig Ranch Parkway](#)

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

**18-0269PF**    [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of SGI United Addition, Approximately 300 Feet West of Alma Road and on the South Side of Stacy Road](#)

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

**18-0102SP** [Consider/Discuss/Act on a Site Plan for McKinney Fire Station Number 10, Located on the North Side of County Road 228 and Approximately 700 Feet West of County Road 206](#)

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

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**18-0131Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Approximately 730 Feet West of McKinney Ranch Parkway and on the South Side of Stacy Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney District](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**18-0137Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 975 Feet East of Independence](#)

Parkway and on the North Side of Virginia Parkway

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**17-268PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R, Block A, Seay Addition, Located Approximately 365 Feet North of Virginia Parkway and on the West Side of North Ridge Road](#)

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

**18-0244PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R and 3, Block D of McKinney Industrial Park No. 2, Located Approximately 1,280 South of Industrial Boulevard and on the West Side of FM 546](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Replat](#)  
[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 20th day of November, 2018 at or before 5:00 p.m.

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Empress Drane  
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>.