



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 14, 2017

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.

17-174 [Minutes of the Planning and Zoning Commission Work Session of January 24, 2017](#)

Attachments: [Minutes](#)

17-175 [Minutes of the Planning and Zoning Commission Regular Meeting of January 24, 2017](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-289Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District to allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Throckmorton Street \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map & Aerial Exhibit](#)

16-335Z2

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Stacy Road and State Highway 121 \(Sam Rayburn Tollway\)](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 1726](#)
[Ex. PD Ord. No. 1728](#)
[Proposed Zoning Exhibit](#)
[Land Use Comparison Table](#)
[PowerPoint Presentation](#)

17-006Z

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located on the Southeast Corner of Crutcher Crossing and Virginia Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Impact Analysis](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 1997-05-34](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-308Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Mixed Uses Including Commercial, Retail, Office, Multi-Family Residential and Open Space, Generally Located North of the Intersection of U.S. Highway 75 \(Central Expressway\) and Laud Howell Parkway](#)

Attachments: [PZ Report](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Letter of Opposition](#)
 [Comprehensive Plan Maps](#)
 [Fiscal Impact Analysis](#)
 [Land Use and Tax Base Summary](#)
 [Proposed Zoning Exhibit](#)
 [Proposed Development Regulations](#)
 [PowerPoint Presentation](#)

17-008Z [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, Located at 1720 West Virginia Street](#)

Attachments: [PZ Report](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Land Use and Tax Base Summary Map](#)
 [Ex. PD Ord. No. 2007-06-061](#)
 [Zoning Comparison Table](#)
 [Proposed Zoning Exhibit](#)
 [PowerPoint Presentation](#)

16-379SP/FR [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan Appeal for a Grocery Store, Located on the Northwest Corner of Virginia Parkway and Custer Road](#)

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

16-363MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 5R3, 6R3 and 7, Block B, of Bray Central Two Addition, Located on the Northwest Corner of Central Circle and Redbud Boulevard](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Proposed Minor Replat](#)
[PowerPoint Presentation](#)

16-376MRP [Conduct a Public Hearing to Consider/Discuss/Act on Minor Replat for Lots 1R and 5, Block A, of the Skyline/380 Addition, Located at the Northwest Corner of Skyline Drive and U.S. Highway 380 \(University Drive\)](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[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 10th day of February, 2017 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.