



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 25, 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.

17-436 [Minutes of the Planning and Zoning Commission Regular Meeting of April 11, 2017](#)

Attachments: [Minutes](#)

17-088CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 4R and 6, Block A, of Lake Forest Crossing Addition, Located on the Southeast Corner of Lake Forest Drive and Highlands Drive](#)

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

16-343PF [Consider/Discuss/Act on a Preliminary-Final Plat for 56 Single Family Residential Lots and 4 Common Areas \(Adolphus McKinney\), Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue](#)

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

- 17-024PF** [Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas \(Liberty Hill\), Located Approximately 200 Feet East of Alma Road and on the North Side of Collin McKinney Parkway](#)
- Attachments:** [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary Final Plat](#)
- 17-026PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 2R1, Block A, of Southern Hills at Craig Ranch Commercial, Located on the Northwest Corner of Craig Ranch Parkway and State Highway 121 \(Sam Rayburn Tollway\)](#)
- Attachments:** [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
- 17-069PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of WWI Addition, Located on the Northeast Corner of McKinney Ranch Parkway and Hardin Boulevard](#)
- Attachments:** [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

- 17-066Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "LI" - Light Industrial District, Located Approximately 8,625 Feet East of Airport Drive and on the South Side of U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)
- Attachments:** [Location Map and Aerial Exhibit](#)

17-093Z [Conduct a Public Hearing to Consider/Discuss/Act on a Rezoning Request from “AG” - Agricultural District to “LI” - Light Industrial District, Located on the East Side of Redbud Boulevard and Approximately 1000 Feet North Of Wilmeth Road](#)

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

17-063SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, \(Stonebridge Eldorado Retail Center\), Located Approximately 525 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Layout Exhibit](#)
[PowerPoint Presentation](#)

17-071SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Carwash \(Express Carwash\), Located Approximately 465 Feet East of Custer Road and on the North Side of Stacy Road](#)

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

16-040FR [Consider/Discuss/Act on a Façade Plan Appeal for Retail, Restaurant and Medical Office \(Victory at Stonebridge\),](#)

[Located on the Southeast Corner of U.S. Highway 380
\(University Drive\) and Stonebridge Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Elevations](#)
[Approved Site Plan](#)
[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 20th day of April, 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.