



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, January 13, 2015

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.

15-038 [Minutes of the Planning and Zoning Commission Regular Meeting of December 9, 2014](#)

Attachments: [Minutes](#)

14-334CVP [Consider/Discuss/Act on Conveyance Plat for Lots 1 and 2, Block A Lot 1, Block B, 4 Common Areas and Craig Ranch Parkway Right-of-Way Dedication, Located on the North Side of State Highway 121 \(Sam Rayburn Tollway\) and Approximately 900 Feet West of TPC Drive](#)

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

14-285PF [Consider/Discuss/Act on a Preliminary-Final Plat for 157 Single Family Residential Lots, 7 Common Areas, and 2 Non-Residential Lots \(Bloomridge Addition\), Located on the Southeast Corner of County Road 123 \(Future Bloomdale Road\) and County Road 161 \(Future Ridge Road\)](#)

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

14-326CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Stacy SH 121 Center Addition, Located Approximately 1,180 Feet North of State Highway 121 \(Sam Rayburn Toll Way\) and on the East Side of Stacy Road](#)

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

14-327PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R and 2R, Block A, of the Stacy SH 121 Center Addition, Located Approximately 1,180 Feet North of State Highway 121 \(Sam Rayburn Toll Way\) and on the East Side of Stacy Road](#)

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

14-343Z [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, Generally to Modify the Development Standards, Located on the Southeast Corner of Rockhill Road and Wilson Creek Parkway \(REQUEST TO BE TABLED\)](#)

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

14-305SU2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific](#)

Use Permit to Allow for Additional Fuel Pumps and Car Wash,
Located on the Southwest Corner of Westridge Boulevard and
Independence Parkway

Attachments: [PZ Report](#)
[PZ Minutes 12-09-14](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Proposed Site Layout Exhibit](#)
[Distances Exhibit](#)
[PowerPoint Presentation](#)

14-346ME Conduct a Public Hearing to Consider/Discuss/Act on a
Meritorious Exception for Provence Townhomes, Located
Approximately 1035 Feet South of Eldorado Parkway and on the
West Side of Alma Road

Attachments: [PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Architectural Elevations](#)
[Letter of Opposition](#)
[PowerPoint Presentation](#)

14-302ZZ Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "PD" - Planned
Development District and "REC" - Regional Employment Center
Overlay District to "PD" - Planned Development District and
"REC" - Regional Employment Center Overlay District,
Generally to Modify the Development Standards, Located on the
Northwest Corner of Meyer Way and Collin McKinney Parkway

Attachments: [PZ Minutes 12.09.14](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[PD 2006-11-132 General Dev. Plan](#)
[Ex. PD Ord. No. 2006-11-132](#)
[Prop. Zoning Exh. - Regulating Plan](#)
[Prop. Zoning Exh. - Dev. Regs.](#)
[Proposed Redline of Dev. Regs.](#)
[Concept Plan - Info Only](#)
[Site Plan A - Info Only](#)
[Site Plan B - Info Only](#)
[Elevation Rendering - Info Only](#)
[PowerPoint Presentation](#)

14-166Z2 [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 “PD” - Planned Development District, “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District, Generally to Allow for Townhome Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway](#)

Attachments: [PZ Minutes 12.09.14](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Ex. PD Ord. No. 2008-08-084](#)
[Prop. Zoning Exh. - Arch. Standards](#)
[Concept Plan - Informational Only](#)
[PowerPoint Presentation](#)

14-260SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development \(McKinney Point\), Located on the South Side of McKinney Ranch Parkway and Approximately 550 Feet East of Future Collin McKinney Parkway](#)

Attachments: [PZ Staff Report](#)
[PZ Minutes 10.28.14](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD 2013-03-025](#)
[Existing PD 2003-04-033](#)
[Land Use Exhibit A \(Information Only\)](#)
[Land Use Exhibit B \(Information Only\)](#)
[Land Use Exhibit C \(Information Only\)](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Letter from the NTTA](#)
[Powerpoint Presentation](#)

14-284SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Fueling Station \(Walmart\), Located Approximately 190 Feet South of Bray Central Drive and on the East Side of Central Circle](#)

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

14-296MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R and 3, Block C, of the Courtesy Dealership Addition, Located Approximately 990 Feet North of McKinney Ranch Parkway and on the West Side of Collin McKinney Parkway](#)

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

14-335PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 2R and 3, Block A, and 1 Common Area \(Boston Pizzeria Highway 121 Addition\), Located Approximately 1,300 Feet East of Alma Road and on the South Side of Henneman Way](#)

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

14-336MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 6R, Block A, of Hwy 121 Addition, Located Approximately 1,300 Feet West of Stacy Road and on the North Side of State Highway 121 \(Sam Rayburn Tollway\)](#)

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

14-330PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 6R1, 7, 8, 9 and 10, Block A, of the Water Tower Addition, Located on the Southwest Corner of Virginia Parkway and Custer Road](#)

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

14-350M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Section 146-42 \(Temporary Uses\) of the Zoning Ordinance Pertaining to Food Trucks and Temporary Food Sales](#)

Attachments: [Proposed 146-42 Changes](#)
[City of Frisco Regulations](#)
[City of Plano Regulations](#)
[City of Durham, NC Regulations](#)

15-039 [Discuss Possible Amendments to the Architectural and Site Standards Ordinance \(Section 146-139 of the Code of Ordinances\)](#)

Attachments: [Arch Stds Analysis and Recommendations](#)
[Exhibit A - Draft Arch Stds Ordinance Amendments](#)
[Exhibit B - 1999 Arch Stds Analysis](#)
[Current McKinney Arch Stds Ordinance](#)
[Allen Arch Stds Ordinance](#)
[Frisco Arch Stds Ordinance](#)
[Plano Arch Stds Ordinance](#)
[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 9th day of January, 2015 at or before 5:30 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.