CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 14, 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.

15-348 Minutes of the Planning and Zoning Commission Regular Meeting of March 24, 2015

Attachments: Minutes

15-044PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of the Mansions of McKinney Addition, Located at the Southwest Corner of McKinney Ranch Parkway and Silverado Trail

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

15-008Z2 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 Allow for Single Family Attached Residential Uses, Located Approximately 300 Feet South of Eldorado Parkway and on the East Side of Ridge Road

Attachments:
- PZ Minutes 03.24.15
- PZ Report
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Land Use and Tax Base Summary
- Ex. PD Ord. No. 98-11-59
- Prop. Zoning Exh. - Concept Plan
- Prop. Layout - Info Only
- Prop. Elevations - Info Only
- Rooftop Screening Photo - Info Only
- Prop. Entry Monument - Info Only
- PowerPoint Presentation

14-343Z3 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

Attachments:
- PZ Minutes 03.24.15
- PZ Minutes 01.13.15
- PZ Report
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Land Use and Tax Base Summaries
- Ex. PD Ord. No. 1354
- Ex. PD Ord. No. 1498
- Prop. Zoning Exh. - Dev. Regs.
- Prop. Zoning Exh. - Concept Plan
- Architectural Concepts - Info Only
- PowerPoint Presentation

15-010Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Allow for Commercial Uses, Located Approximately 1,490 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway

Attachments:
- PZ Staff Report
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Concept Layout (Informational Only)
- PowerPoint Presentation

15-003SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Food Market (Aldi), Located Approximately 490 Feet East of Custer Road and on the South Side of Stacy Road

Attachments:
- PZ Report
- Standard Conditions Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Letter of Opposition
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation

15-090SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Restaurant (Sugarbacon), Located on the Northeast Corner of Virginia Street and Church Street

Attachments: PZ Report
Standard Conditions Checklist
Location Map & Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Elevations
PowerPoint Presentation

15-004PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4 and 5, Block A of the CVS Stacy Custer Addition, Located Approximately 490 Feet East of Custer Road and on the South Side of Stacy Road

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

15-094M Conduct a Public Hearing to Consider/Discuss/Act on a Waiver of Floodplain Tree Preservation for a Single Family Townhome Development (Sorrellwood Terrace), Located Approximately 500 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard (WITHDRAWN)

Attachments: Location Map and Aerial Exhibit

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 April, 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 with questions or for accommodations.