CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, May 26, 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.

15-514 Minutes of the Planning and Zoning Commission Regular Meeting of May 12, 2015

Attachments: Minutes

15-115CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Alma Plaza Addition, Located on the Northeast Corner of Alma Road and State Highway 121 (Sam Rayburn Tollway)

Attachments: PZ Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat

15-109CVP Consider/Discuss/Act on a Request for a Conveyance Plat for Lot 1, Block A, of Silverado-Alma Daycare, Located Approximately 650 Feet North of Silverado Trail and on the East Side of Alma Road

Attachments: PZ Report
Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat

15-116PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the RightNow Media Addition, Located Approximately 1,200 Feet West of Stacy Road and on the North Side of Henneman Way

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

15-052SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Restaurant with Drive-Through Window (Chicken Express), Located on the Southeast Corner of State Highway 5 (McDonald Street) and Anthony Street (REQUEST TO BE TABLED)

Attachments: Location Map & Aerial

15-060Z3 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, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive

Attachments: Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use Module Tracking Sheet
Existing Ordinance No 2010-10-042
Existing Ordinance No 2013-08-072
Prop. Tucker Hill Pattern Book Ph 4
Zoning Exhibit - Metes and Bounds
PowerPoint Presentation

15-111Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "BN" - Neighborhood Business District to "C2" - Local Commercial District, Located on the Southeast Corner of Custer Road and Eldorado Parkway

Attachments: Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary
Existing PD Ordinance 2003-02-015
Existing PD Ordinance 2003-11-103
Existing PD Ordinance 2003-11-104
Proposed Zoning Exhibit
PowerPoint Presentation

15-100SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Additional Fuel Pumps, Located on the Southwest Corner of Alma Road and Stacy Road

Attachments: Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Proposed SUP Exhibit
PowerPoint

15-112Z 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 on the East Side of Lakota Trail and at the Terminus of Synergy Drive

Attachments:
- PZ Staff Report
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Proposing Zoning Exhibit - Boundary
- Existing PD Ord. No. 2013-02-015
- PowerPoint Presentation

15-098PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 8R1, 9, 10, and 11, Block B, of the Custer Crossing Addition, Located on the East Side of Lakota Trail and at the Terminus of Synergy Drive

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

15-106PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4R, 5 and 6, Block A, of the TPC at Craig Ranch Addition, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and TPC Drive

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

14-319SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plan for a Theater (Moviehouse and Eatery), Located on Approximately 2,700 Feet East of Custer 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 Site Plan
- Proposed Landscape Plan
- Proposed Elevations
- Site Line Exhibits - Info Only
- PowerPoint Presentation

15-107PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R1 and 1R2, Block A, of The Highlands Addition, Located Approximately 300 Feet North of Eldorado Parkway and on the East Side of Orchid Drive

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

15-101PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 7R and 31, Block A, of the Black and Smith Addition, Located at 1010 Inwood Drive

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

15-142M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital

Improvements Plan for Roadway and Utility Impact Fees

Attachments: Staff Report
Project List MidYear 2014-2015
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 22nd day of May, 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.