



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, June 9, 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.

15-535 [Minutes of the Planning and Zoning Commission Work Session of May 26, 2015](#)

Attachments: [Minutes](#)

15-536 [Minutes of the Planning and Zoning Commission Regular Meeting of May 26, 2015](#)

Attachments: [Minutes](#)

END OF CONSENT

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

14-217Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "O" - Office District to "SF5" - Single Family Residential District, Located on the South Side of Geren Trail and Approximately 1,220 Feet East of F.M. 1461 \(REQUEST TO BE TABLED\)](#)

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

15-136Z [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Located Approximately 600 Feet West of Custer Road and on the South Side of U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

15-102SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Auto Body Repair and Paint Shop (Caliber Collision), Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 400 Feet West of Hardin Boulevard (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

15-132SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Road (Auburn Hills), Located on the North Side of U.S. Highway 380 (University Drive), South Side of Wilmeth Road and East of County Road 166) (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

15-006Z2 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 South Side of Stacy Road and at the Terminus of McKinney Ranch Parkway

Attachments: [PZ Minutes 2.10.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 2002-03-019](#)
[Prop. Zoning Exh. - Dev. Regs.](#)
[Prop. Zoning Exh. - Boundary](#)
[Proposed Layout - Informational Only](#)
[PowerPoint Presentation](#)

15-084Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Allow for Single Family Detached and Attached Residential Uses, Located Approximately 800 Feet East of Alma Road and on the North Side of Collin McKinney Parkway](#)

Attachments: [PZ Minutes 5.12.2015](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summaries](#)
[Fiscal Impact Analysis](#)
[Prop Conceptual Layouts \(Info Only\)](#)
[Prop Zoning Exhibit-Land Use Plan](#)
[Prop Zoning Exhibit-Arch Standards](#)
[Prop Zoning Exhibit-Metes & Bounds](#)
[Existing PD Ordinance 2002-03-019](#)
[PowerPoint Presentation](#)

15-099Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District and “CC” - Corridor Commercial Overlay District to “SF7.2” - Single Family Residential District and “CC” - Corridor Commercial Overlay District, Located on the South Side of U.S. Highway 380 \(University Drive\) and on the West Side of Gray Branch Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Prop. Zoning Exh. - Boundary](#)
[PowerPoint Presentation](#)

15-104MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of the Methodist McKinney Medical Campus Addition, Located on the Northwest Corner of Eldorado Parkway and Stonebridge Drive](#)

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

15-052SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Building and Restaurant with Drive-Through Window \(Chicken Express\), Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Anthony Street](#)

Attachments: [PZ Minutes 05.26.15](#)
[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map & Aerial](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Chicken Express Elevations](#)
[Proposed Retail Building Elevations](#)
[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 5th day of June, 2015 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.