



Planning & Zoning Commission

Agenda

Tuesday, June 23, 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.

15-615 [Minutes of the Planning and Zoning Commission Regular Meeting of June 9, 2015](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

15-113Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "RS 60" - Single Family Residence District, and "PD" - Planned Development District to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 250 Feet East of Graves Street and on the South Side of Rockhill Road \(REQUEST TO BE TABLED\)](#)

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

15-140MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2R, Block A, of the Ragsdale Addition, Located on the Northeast Corner of Sorrell Road and Sorrell Circle \(REQUEST TO BE TABLED\)](#)

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

- 15-123FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan appeal for Mercedes-Benz Dealership, Located on the Southeast Corner of Bray Central Drive and U.S. Highway 75 \(North Central Expressway\) \(REQUEST TO BE TABLED\)](#)

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

- 15-099Z2** [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 Minutes 06.09.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Prop. Zoning Exh. - Boundary](#)
[Access Exhibit - Info Only](#)
[PowerPoint Presentation](#)

- 15-136Z2** [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, Generally for Commercial and Single Family Attached and Detached Residential Uses, Located Approximately 600 Feet West of Custer Road and on the South Side of U.S. Highway 380 \(University Drive\)](#)

Attachments: [PZ Minutes 06.09.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summaries](#)
[Ex. PD. Ord. No. 2007-09-092](#)
[Prop. Zoning Exh. - Boundary](#)
[Prop. Zoning Exh. - Arch. Stds.](#)
[PowerPoint Presentation](#)

15-082Z [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, Generally to Modify the Development Standards, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 2012-07-036](#)
[Prop. Zoning Exh. - Pattern Book](#)
[Proposed Pattern Book - Redline](#)
[PowerPoint Presentation](#)

15-102SU2 [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](#)

Attachments: [PZ Minutes 06.09.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Prop. SUP Exh. - Site Layout](#)
[Prop. Rendering - Info Only](#)
[PowerPoint Presentation](#)

15-135Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “C2” - Local Commercial District, Located on the Southeast Corner of Future Collin McKinney Parkway and Stacy Road](#)

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

15-083Z [Conduct a Public Hearing to Consider/Discuss/Act 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 Chief Spotted Tail Drive and Alma Road](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Existing Zoning Ord. No. 2001-02-017](#)
[Existing Zoning Ord. No. 2013-08-073](#)
[Prop. Zoning Exh. - Boundary](#)
[Prop. Zoning Exh. - Mts and Bounds](#)
[Prop. Zoning Exh. - Arch. Stds.](#)
[PowerPoint Presentation](#)

15-132SU2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision \(Auburn Hills, Phase 5\), Located on the North Side of U.S. Highway 380 \(University Drive\), South Side of Wilmeth Road and East of County Road 166](#)

Attachments: [PZ Minutes 06.09.15](#)
[Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Prop. SUP Exh. A - Location Map](#)
[Prop. SUP Exh. B – Legal Description](#)
[Prop. SUP Exh. C - Boundary Exhibit](#)
[Prop. SUP Exh. D - Concept Plan](#)
[Prop. SUP Exh. E - Entrance Exhibits](#)
[PowerPoint Presentation](#)

15-129SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Brewery \(TUPPS Brewery\), Located at 721 Anderson Street](#)

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

15-123SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Mercedes-Benz of McKinney, Located on the Southeast Corner of Bray Central Drive and U.S. Highway 75 \(North Central Expressway\)](#)

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

15-120SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Freedom Powersports, Located at 2110 North Central Expressway](#)

Attachments: [Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Arch. Renderings \(Informational Only\)](#)
[PowerPoint Presentation](#)

15-157Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Zone Less than 675 Acres of Land to "AG" - Agricultural District, Generally Located At and](#)

[Around the Intersection of Trinity Falls Parkway \(F.M. 543\),
Laud Howell Parkway \(F.M. 543 Connector\), and Central
Expressway \(U.S. Highway 75\)](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Land Use and Tax Base Analysis - Module 19](#)
[Land Use and Tax Base Analysis - Module 21](#)
[Comprehensive Plan Maps](#)
[Proposed Ordinance](#)
[Ordinance Exhibits A-B](#)

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 19th 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.