CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, July 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.

15-657 Minutes of the Planning and Zoning Commission Work Session of June 23, 2015

Attachments: Minutes

15-658 Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2015

Attachments: Minutes

15-145PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the McKinney Ranch Parkway Avalon Memory Care Addition, Located Approximately 1,600 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway

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

14-331SU3 Consider/Discuss/Act on a Specific Use Permit Extension for a

Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 220 Feet East of Ridge Road

Attachments: Location Map and Aerial Exhibit
Extension Request Letter
Ex. SUP Ord. No. 2015-04-027

14-332SU3 Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 550 Feet East of Ridge Road

Attachments: Location Map and Aerial Exhibit
Extension Request Letter
Ex. SUP Ord. No. 2015-04-028

14-333SU3 Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 700 Feet East of Ridge Road

Attachments: Location Map and Aerial Exhibit
Extension Request Letter
Ex. SUP Ord. No. 2015-04-029

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

15-160Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Custer Road and U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

15-159Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay

District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, Located on the Southeast Corner of Stonebridge Drive and U.S. Highway 380 (University Drive)

Attachments: Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary
Existing PD Ord. No. 2008-08-075
Proposed Zoning Exhibit - Boundary
PowerPoint Presentation

15-161SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club (The Pub), Located at 204 W. Virginia Street

Attachments: PZ Report
Location Map and Aerial Exhibit
Letter of Intent
Prop. SUP Exh. - Floor Plan
PowerPoint Presentation

15-164SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Lake Forest Office Building, Located Approximately 650 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

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

15-105SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plans for a Medical Office Development (Methodist Hospital Professional Office Buildings), Located on the Northwest Corner of Eldorado Parkway and Stonebridge

Drive

Attachments: Staff Report
Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Existing PD Ord. No. 2008-08-076
Proposed Site Plan
Proposed Landscape Plan
Proposed Facade Plans
PowerPoint Presentation

15-155SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Sewell Audi of McKinney, Located Approximately 1,500 West of Stacy Road and on the North Side of State Highway 121

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

15-155FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Sewell Audi of McKinney, Located Approximately 1,500 feet West of Stacy Road and on the North Side of State Highway 121

Attachments: PZ Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Proposed Architectural Elevations
Architectural Renderings (Info Only)
Photos of Existing Buildings
PowerPoint Presentation

15-123FR2 Conduct a Public Hearing to Consider/Discuss/Act on a Façade

Plan Appeal for Mercedes-Benz of McKinney, Located on the Southeast Corner of Bray Central Drive and U.S. Highway 75 (North Central Expressway)

Attachments: 06.23.15 PZ Minutes
Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Prop. Facade Plans
Arch. Renderings (Informational Only)
PowerPoint Presentation

15-130PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R - 5R, Block A, of the Vigor-Eldorado Addition, Located on the South Side of Eldorado Parkway and on the East Side of Ridge Road

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

15-141SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Mini-Warehouse Facility (Jenkins Self Storage), Located Approximately 550 Feet East of Custer Road and on the North Side of Stacy Road

Attachments: PZ Report
Location Map and Aerial Exhibit
Letter of Intent
Ex. PD Ord. No. 2013-08-075
Prev. PD Ord. No. 1756
Prop. SUP Exhibit - Site Layout
Prop. Master Plan - Info Only
Prop. Renderings - Info Only
PowerPoint Presentation

15-166M Conduct a Public Hearing to Consider/Discuss/Act on a

Request by the City of McKinney to Modify Section 146-135 (Landscape Requirements) of the Zoning Regulations Pertaining to Landscaping at Airports

Attachments: Proposed 146-135 Changes
Proposed Ordinance for Adoption

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 July, 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.