



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, September 23, 2014

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.

14-945 [Minutes of the Planning and Zoning Commission Regular Meeting of September 9, 2014](#)

Attachments: [Minutes](#)

14-250PF [Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Plat for 123 Single Family Residential Lots and 4 Common Areas, Being Fewer than 30 Acres, Located Approximately 1,900 Feet North of Eldorado Parkway and on the East Side of Custer Road](#)

Attachments: [PZ Report](#)
 [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Proposed Preliminary-Final Plat](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

14-227Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval to Rezone Fewer than 26 Acres from "PD" - Planned Development District to "PD" - Planned Development](#)

District, Generally to Modify the Development Standards,
Located on the South Side of Westridge Boulevard and
Approximately 320 Feet West of Independence Parkway; and
on the South Side of Westridge Boulevard and on the East Side
of Coit Road (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

14-229Z Conduct a Public Hearing to Consider/Discuss/Act on the
Request for Approval to Rezone Less than 1 Acre from “BN” -
Neighborhood Business District to “C1” - Neighborhood
Commercial District, Located on the Northwest Corner of
Louisiana Street and Graves Street

Attachments: PZ Report
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Proposed Zoning Exhibit - Boundary
PowerPoint Presentation

14-171Z2 Conduct a Public Hearing to Consider/Discuss/Act on the
Request for Approval to Rezone Fewer than 13 Acres 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 Allow for Single Family Detached
Residential Uses and Modify the Development Standards,
Located on the South Side of McKinney Ranch Parkway and
East Side of Ridge Road

Attachments: PZ Minutes 8.12.14
PZ Report
Location Map and Aerial Exhibit
Letter of Intent
Letters of Support
Fiscal Analysis
Comprehensive Plan Maps
Proposed Zoning Exhibit - Boundary
Concept Plan - Informational Only
PowerPoint Presentation

- 14-223CP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Concept Plan for Commercial, Retail, Restaurant and Self-Storage Uses, Being Fewer than 30 Acres, Located on the Northeast Corner of Stacy Road and State Highway 121 \(Sam Rayburn Tollway\)](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Concept Plan](#)
[PowerPoint Presentation](#)

- 14-224SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Site Plan for a Self-Storage Facility, Being Fewer than 4 Acres, Located Approximately 1,200 Feet North of State Highway 121 \(Sam Rayburn Tollway\) and on the East Side of Stacy Road](#)

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

- 14-117PFR** [Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Replat for Lots 29R1, 32R1, 35R1, 36R, 37-39 and Common Area A-4R1, Block A, of the Aero Country East Addition, Being Fewer than 30 Acres, Located Approximately 650 Feet North of Virginia Parkway and on the East Side of Swick Lane](#)

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

- 14-216SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Site Plan for an Automobile Service Facility \(America's Lube and Tune\), Being Less than 1 Acre, Located on the North Side of Eldorado Parkway and Approximately 875 Feet East of Stonebridge Drive](#)

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

- 14-946** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Landscape Requirements, Tree Preservation and Appendix A \(Plants Approved For Landscape Requirements\) of Chapter 146, of the Zoning Regulations](#)

Attachments: [PZ Staff Report](#)
[Proposed Landscape Ordinance Changes.pdf](#)
[Proposed Tree Preservation Changes.pdf](#)
[Proposed Appendix A Changes.pdf](#)
[Tree Permit Application.pdf](#)

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 September, 2014 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.