



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, January 12, 2016

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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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.*

**16-045**     [Minutes of the Planning and Zoning Commission Regular Meeting of December 8, 2015](#)

**Attachments:**     [Minutes](#)

**15-317PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the D&L Ag Mart Addition, Located at 1502 North Church Street](#)

**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

**12-075SP**     [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development \(Mansions of McKinney\), Located on the Southwest Corner of Silverado Trail and McKinney Ranch Parkway \(REQUEST TO BE TABLED\)](#)

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

**15-277MR2** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 5, Block A, of the Custer Wal-Mart Addition, Located on the Southwest Corner of Custer Road and U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [PZ Minutes 12.08.15](#)  
[PZ Report](#)  
[Standard Conditions for Minor Plat-Replat](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Minor Replat](#)  
[PowerPoint Presentation](#)

**15-343Z** [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 U.S. Highway 380 \(University Drive\) and Hardin Boulevard](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Impact Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD 2006-11-131](#)  
[Existing PD 1687](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**15-310Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residence District, Located Approximately 1,500 Feet North of Virginia Parkway and Approximately 1,260 Feet East of Lake Forest Drive](#)

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

**15-285SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request for a Car Wash \(McKinney Car Wash\), Located at the Southwest Corner of Eldorado Parkway and Hudson Crossing](#)

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

**14-260FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for a Multi-Family Development \(McKinney Point\), Located on the South Side of McKinney Ranch Parkway and Approximately 550 Feet East of Future Collin McKinney Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 2013-03-025](#)  
[Approved Site Plan \(14-260SP\)](#)  
[Proposed Architectural Elevations](#)  
[PowerPoint Presentation](#)

## DISCUSSION ITEM

**16-046**     [December 2015 Recap of Planning & Zoning Commission  
Regular Agenda Items that Went to City Council](#)

**Attachments:**   [Recap](#)

**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 8th day of January, 2016 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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.