



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, January 26, 2016

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.

16-122 [Minutes of the Planning and Zoning Commission Work Session of December 8, 2015](#)

Attachments: [Minutes](#)

16-123 [Minutes of the Planning and Zoning Commission Regular Meeting of January 12, 2016](#)

Attachments: [Minutes](#)

15-249PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 2R, 3, 4, 5, 6, 7, and 8, Block A, of the Encore McKinney Addition, Located on the Northeast Corner of Stacy Road and Custer Road](#)

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

15-338PF [Consider/Discuss/Act on a Preliminary-Final Plat for 142 single Family Detached and 28 Single Family Attached Residential](#)

Lots (Hidden Lakes), Located Approximately 1,100 Feet West of Custer Road and on the South Side of U.S. Highway 380 (University Drive)

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

15-313PF [Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Lots, 7 Common Areas, and 2 Commercial Lots \(Silverado Townhomes Addition\), Located Approximately 2,400 Feet North of Stacy Road and on the West Side of Ridge Road](#)

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

15-113Z3 [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, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 12.08.15](#)
[PZ Minutes 06.23.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Petition of Opposition](#)
[Opposition Presentation 12.08.15](#)
[Citizen Response to PZ Minutes](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 1498](#)
[Proposed Zoning Exhibit - Dev. Regs.](#)
[Proposed Renderings - Info Only](#)
[Proposed Layout - Info Only](#)
[PowerPoint Presentation](#)

15-332MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1RAR and 7, Block E, of the Bray Central Two Addition, Located on the Southeast Corner of Bray Central Drive and Redbud Boulevard](#)

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

15-331SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Auto Body Repair Facility \(Caliber Collision\), Located on the Southeast Corner of Bray Central Drive and Redbud Boulevard](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Site Plan](#)
[Landscape Plan](#)
[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 22nd day of January, 2016 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.