



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, April 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.*

**16-374**     [Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Tree Board Meeting of March 22, 2016](#)

**Attachments:**     [Minutes](#)

**16-375**     [Minutes of the Planning and Zoning Commission Work Session of March 22, 2016](#)

**Attachments:**     [Minutes](#)

**16-376**     [Minutes of the Planning and Zoning Commission Regular Meeting of March 22, 2016](#)

**Attachments:**     [Minutes](#)

**15-203PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for 146 Single Family Residential Lots and 8 Common Areas \(Watters Branch\), Located on the North Side of Collin McKinney Parkway and Approximately 800 Feet East of Alma 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**

**16-037SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Westridge Retail, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway](#)

**Attachments:** [Draft PZ Minutes 03.22.16](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**16-077PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lot 1, Block A, Lot 1, Block B, and Lot 1, Block C, of the Downtown McKinney Mixed Use Addition, Street "A" Right-of-Way Dedication, and South Chestnut Street Right-of-Way Dedication, Located on the Southeast Corner of Davis Street and Tennessee Street](#)

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

**16-085MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R1 and 9, Block A, of the Bray Central Two](#)

Addition, Located Approximately 430 Feet South of Bray Central Drive and on the West Side of Central Circle

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

**16-080SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard

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

**16-080FR** Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard

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

**16-073Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "GC" - Governmental Complex District, Located Approximately 3,160 Feet North of US Highway 380 (University Drive) and on the East Side of Lake Forest Drive

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Existing PD Ord. No. 1478](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Complex Plan](#)  
[PowerPoint Presentation](#)

**16-075SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Fire Station #9, Located Approximately 3,160 Feet North of US Highway 380 \(University Drive\) and on the East Side of Lake Forest Drive](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plans](#)  
[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 8th day of April, 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.