



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, July 12, 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.

16-669 [Minutes of the Planning and Zoning Commission Work Session of June 28, 2016](#)

Attachments: [Minutes](#)

16-670 [Minutes of the Planning and Zoning Commission Regular Meeting of June 28, 2016](#)

Attachments: [Minutes](#)

16-126PF [Consider/Discuss/Act on a Preliminary-Final Plat for 148 Single Family Residential Lots, 84 Single Family Attached Lots, 2 Commercial Lots and 12 Common Areas \(Lake Forest Phase I & II\), Located on the Southeast Corner of McKinney Ranch Parkway and Lake Forest Drive](#)

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

16-154PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R2,](#)

[2R2, 3-15, Block B of the Wilson Creek Crossing Addition,
Located on the Southwest Corner of U.S. Highway 380
\(University Drive\) and Lake Forest Drive](#)

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

16-132PF2 [Conduct a Public Hearing to Consider/Discuss/Act on a
Preliminary-Final Replat for 45 Single Family Residential Lots, 1
Residential Lot and 4 Common Areas \(Vintage Place\), Located
on the Northeast Corner of Graves Street and Yosemite Place](#)

Attachments: [DRAFT 06.28.16 PZ Minutes](#)
[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[PowerPoint Presentation](#)

15-297SP [Conduct a Public Hearing to Consider/Discuss/Act a Site Plan
for CRWC Type IV Landfill, Located Approximately 2,000 Feet
East of Farm to Market 1827 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 Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)

16-092SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development \(The Kinstead\), Located on the Northeast Corner of McKinney Place Drive and State Highway 121 \(Sam Rayburn Tollway\)](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Prop. Bldg. Rendering Info. Only](#)
[Prop. Plaza & Amenities Rendering Info. Only](#)
[PowerPoint Presentation](#)

16-175SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Additional Tennis Courts, Modifying the Center Court and Adding Parking \(Gabe Nesbitt Community Park\), Located Approximately 1,400 Feet South of Eldorado Parkway and on the East Side of Alma Road](#)

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

16-147SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(Big Tony's Pizza Tavern\), Located at 1705 West University Drive](#)

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

16-187M [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request by the City of McKinney to Amend Section 146-41
Specific Use Permits of the Zoning Ordinance Pertaining to the
Timeframe to Obtain a Building Permit](#)

Attachments: [Proposed 146-41 Changes](#)

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 July, 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.