



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 11, 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

16-1010 [Oaths of Office](#)

16-1011 [Election of Chair and Vice-Chair](#)

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.

16-1012 [Minutes of the Planning and Zoning Commission Work Session Meeting of September 27, 2016](#)

Attachments: [Minutes](#)

16-1013 [Minutes of the Planning and Zoning Commission Regular Meeting of September 27, 2016](#)

Attachments: [Minutes](#)

16-184CV2 [Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, 380 Crossing at Headington Heights, Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-255Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Located at 717 Tower Lane](#)

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

16-183SU2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to allow for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility \(Costco\), Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard](#)

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

16-183FR2 [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility \(Costco\), Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Architectural Elevations](#)
[Arch. Renderings - Info Only](#)
[PowerPoint Presentation](#)

16-270SP [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](#)
[Proposed Rendering - Info Only](#)
[PowerPoint Presentation](#)

16-248SUP [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Specific Use Permit Request for a Restaurant with Drive-Through Window \(Victory @ Lake Forest\), Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive](#)

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

16-237SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for 2 Office/Warehouse Buildings \(Redbud Central\), Located on the Northwest Corner of Redbud Boulevard and Central Circle](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[PD Ord. No. 1563](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)

16-213PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 10 Single Family Residential Lots \(Lustig Addition\), Located on the Northeast Corner of Walker Street and Tennessee Street](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary Final Replat](#)
[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 7th day of October, 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.