



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 25, 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.

16-1088 [Minutes of the Planning and Zoning Commission Work Session of October 11, 2016](#)

Attachments: [Minutes](#)

16-1089 [Minutes of the Planning and Zoning Commission Regular Meeting of October 11, 2016](#)

Attachments: [Minutes](#)

16-206PF [Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas \(Emerald Heights\), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road](#)

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

16-295PF [Consider/Discuss/Act on a Preliminary-Final Plat for 62 Single Family Residential Lots and 4 Common Areas](#)

(Spicewood at Craig Ranch, Phase 2), Located at the Northwest Corner of Van Tuij Parkway and Meyer Way

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

16-255Z3 [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: [09.27.16 PZ Minutes](#)
[10.11.16 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](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-270SP2 [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 Minutes](#)
[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Prop. Rendering - Info Only](#)
[PowerPoint Presentation](#)

16-200Z [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 Southwest Corner of U.S Highway 380 \(University Drive\) and Hardin Boulevard \(REQUEST TO BE TABLED\)](#)

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

16-286Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located Approximately 500 Feet South of Westridge Boulevard and on the West Side of Independence Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 2001-08-087](#)
[Ex. PD Ord. No. 1621](#)
[Zoning Comparison Chart](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-261SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the Collin College Public Safety Training Center, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard](#)

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

16-283SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the Church of Jesus Christ of Latter-Day Saints, Located Approximately 320 Feet South of Wilmeth Road and on the East Side of Hardin Boulevard](#)

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

16-296M [Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Chapter 146-130 \(Vehicle Parking\) of the Code of Ordinances, the Creation of Chapter 138, Article VII \(Donation Collection Containers\) of the Code of Ordinances, and an Amendment to Appendix A \(Schedule of Fees\) of the Code of Ordinances](#)

Attachments: [Donation Bin Court Opinion](#)
 [Proposed 146-130 Changes](#)
 [Proposed Chapter 138 Article VII](#)
 [Proposed Ordinance for Adoption](#)

16-297M [Conduct a Public Hearing to Consider/Discuss/Act on an](#)

[Amendment to Chapter 146-135 \(Landscape Requirements\)
and Chapter 146-136 \(Tree Preservation\) of the Code of
Ordinances](#)

Attachments: [Landscape Ordinance Redline](#)
[Tree Preservation Ordinance Redline](#)
[Powerpoint](#)

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 20th 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.