



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, December 13, 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.

16-1213 [Minutes of the Planning and Zoning Commission Regular Meeting of November 8, 2016](#)

Attachments: [Minutes](#)

16-307PF [Consider/Discuss/Act on a Preliminary-Final Plat for 157 Single Family Residential Lots, 7 Common Areas and 2 Non-Residential Lots \(Bloomridge Addition\), Located on the Southeast Corner of County Road 123 \(Future Bloomdale Road\) and County Road 161 \(Future Ridge Road\)](#)

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

16-321PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2 and 3, Block A, of Ridge Commons Addition, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway](#)

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

16-254PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R4, 6R1, and 7, Block A, of Parkside at Craig Ranch, Located Approximately 600 Feet North of Henneman Way and on the East Side of 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

16-306Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "O" - Office District to "SF5" - Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue](#)

Attachments: [Draft PZ Minutes 11.08.16](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-268PFR [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

Preliminary-Final Replat for 51 Single Family Residential Lots and 4 Common Areas (Wilson Creek Place), Located on the Southeast Corner of College Street and Wilson Creek Parkway

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

16-320MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R and 3, Block B, of Eldorado Heights Center East Addition, Located on the Northeast Corner of Ridge Road and McKinney Ranch Parkway

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

16-267PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 91 Single Family Residential Townhome Lots, 18 Common Areas and 1 Commercial Lot (Ridge View Townhomes), Located on the Northeast Corner of McKinney Ranch Parkway and Ridge Road

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

16-328SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Single Family Residential Dwelling, Located at 401 South Church Street

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

16-311MRP [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 16 and 17 of the Virginia Parkway Professional Center South Addition, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway](#)

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

16-312SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Honest-1 Auto Care, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway](#)

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

16-329Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Collin McKinney Parkway and Westport Drive](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Ex. PD Ord. No. 2002-05-038](#)
[Land Use Comparison Table](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-310Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "C3" - Regional Commercial District, Located at 1605 South McDonald Street](#)

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

16-289Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District to allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Throckmorton Street](#)

Attachments: [PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Zoning Exhibit](#)
[Proposed Concept Plan](#)
[Proposed Development Regulations](#)
[PowerPoint Presentation](#)

16-357M [Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

Attachments: [Staff Report](#)
[Project List End of Year 2016](#)
[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 9th day of December, 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.