



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, January 10, 2017

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.*

**17-026**      [Minutes of the Planning and Zoning Commission Work Session of December 13, 2016](#)

**Attachments:**    [Minutes](#)

**17-027**      [Minutes of the Planning and Zoning Commission Regular Meeting of December 13, 2016](#)

**Attachments:**    [Minutes](#)

**16-327PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A and Lot 1, Block B, of McKinney I.S.D. Stadium, Located on the Southeast Corner of Hardin Boulevard and McKinney Ranch Parkway](#)

**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**

- 16-335Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Stacy Road and State Highway 121 \(Sam Rayburn Tollway\) \(REQUEST TO BE TABLED\)](#)  
**Attachments:**    [Location Map and Aerial Exhibit](#)
- 14-297Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District, "SO" - Suburban Office District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Meadow Ranch Road and U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)  
**Attachments:**    [Location Map and Aerial Exhibit](#)
- 16-332SUP**      [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(The Celt Irish Pub\), Located at 100 North Tennessee Street \(REQUEST TO BE TABLED\)](#)  
**Attachments:**    [Location Map and Aerial Exhibit](#)
- 16-024SP3**      [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash \(EchoPark McKinney\), Located Approximately 430 Feet South of Bray Central Drive and on the West Side of Central Circle. \(REQUEST TO BE TABLED\)](#)  
**Attachments:**    [Location Map and Aerial Exhibit](#)
- 16-365Z**      [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 Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**16-313MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 22 and 23, Block E, of Creekside @ Craig Ranch, Phase 2, Located on the Southwest Corner of Tutbury Place and Longdon Drive

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

**16-354MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of the Bush Addition, Located Approximately 150 Feet West of Graves Street on the North Side of Hunt Street and East of Finch Avenue

**Attachments:** PZ Report  
Standard Conditions Checklist  
Location Map and Aerial Exhibit  
Letter of Intent  
Letter of Opposition  
Proposed Minor Replat  
PowerPoint Presentation

**16-068PFR** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1-6, Block A, of the Hamilton-Jefferson Addition, Located on the Northeast Corner of Jefferson Street and Hamilton Street

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

**16-292MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R, 3R, 4R1, and 5, Block A, of Eldorado Custer Addition, Located on the Southeast Corner of Eldorado Parkway and Custer Road](#)

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

**16-341Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF5" - Single Family Residence District to "TH" - Townhome Residential District, Located Approximately 3,200 Feet South of U.S. Hwy 380 \(University Drive\) and on the East Side of Lake Forest Drive](#)

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

**16-333SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to Allow for a Daycare \(Trails of Ivy Development Center\), Located at](#)

7605 Virginia Parkway

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

**16-349Z**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "SO" - Suburban Office District, Located at 1202 West University Drive](#)

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

**16-373Z**

[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 on the Northeast Corner of Virginia Parkway and Carlisle Road](#)

**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. 1683](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**16-370SUP**      [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(Hank's Texas Grill\), Located at 1310 North Central Expressway](#)

**Attachments:**    [PZ Report](#)  
                          [Location Map & Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Proposed SUP Exhibit - Floor Plan](#)  
                          [PowerPoint Presentation](#)

**16-358M**      [Consider/Discuss/Comment on an Amendment to the Capital Improvements Plan for Utility Impact Fees and the Imposition of Updated Utility Impact Fees](#)

**Attachments:**    [PZ Report](#)  
                          [Ch. 130 McKinney Code of Ordinances](#)  
                          [Updated CIP Report for Utility Impact Fees](#)  
                          [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 6th day of January, 2017 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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.