



CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 28, 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.

17-246 [Minutes of the Planning and Zoning Commission Work Session of February 14, 2017](#)

Attachments: [Minutes](#)

17-247 [Minutes of the Planning and Zoning Commission Regular Meeting of February 14, 2017](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

17-006Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located on the Southeast Corner of Crutcher Crossing and Virginia Parkway](#)

Attachments: [PZ Minutes 021417](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Impact Analysis](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 97-05-34](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-030Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District and "TH" - Townhome Residential District, Located Approximately 1,200 Feet East of Custer Road and on the South Side of Eldorado Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Impact Analysis](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1997-12-66](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-193Z [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 Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 \(University Drive\)](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Impact Analysis](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2000-02-017](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

16-192SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Care Center, Located Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 \(University Drive\)](#)

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

16-318Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally for Single Family Residential Detached and Attached Uses, Located Approximately 900 Feet West of McDonald Street and on the South Side of Stewart Road](#)

Attachments: [PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Existing PD Ord. No. 1999-07-52](#)
[Existing PD Ord. No. 2000-11-093](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[Proposed Concept Plan](#)
[PowerPoint Presentation](#)

16-220SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Lot \(McKinney Parking Lot Number 1\), Located on the Northeast Corner of Hunt Street and Tennessee Street](#)

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

16-252FR [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Simpson Strong Tie, Located at 2221 Country Lane](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Approved Site Plan](#)
[Proposed Elevations](#)
[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 24th day of February, 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 with questions or for accommodations.