



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, May 23, 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.

17-545 [Minutes of the Planning and Zoning Commission Regular Meeting of May 9, 2017](#)

Attachments: [Minutes](#)

16-371GDP [Consider/Discuss/Act on a General Development Plan for Honey Creek, Located on the Northwest Corner of F.M. 543 \(Weston Road\) and County Road 229](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1703](#)
[Proposed General Development Plan](#)
[Proposed Phasing Plan](#)
[Proposed Utility Plan](#)
[Proposed Offsite Water Plan](#)
[Proposed Offsite Sanitary Sewer Plan](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

17-099SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Personal Service \(Pamper Me Salon Spa Studios\), Located on the Southwest Corner of Collin McKinney Parkway and Piper Glen Road](#)

Attachments: [PZ Minutes 050917](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Site Layout Exhibit](#)
 [PowerPoint Presentation](#)

16-389SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Restaurants and Retail Buildings \(380 Crossing at Headington Heights\), Located Approximately 975 Feet East of Hardin Boulevard and on the North Side of U.S. Highway 380 \(University Drive\)](#)

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

17-127SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Indoor Commercial Amusement \(Exit Plan\), Located at 218 East Louisiana Street](#)

Attachments: [Location Map & Aerial Exhibit](#)
 [Letter of Intent](#)
 [PowerPoint Presentation](#)

17-092Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District to "PD" - Planned Development District, for Multi-Family Residential Uses and Generally to Modify the Development Standards, Located at the Southeast Corner of Rockhill Road and North Brook Drive.](#)

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

17-039Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District to "PD" - Planned Development District, for Multi-Family Residential Uses and Generally to Modify the Development Standards, Located at 1200 N. Tennessee Street.](#)

Attachments: [Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use & Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Proposed Development Regulations](#)
[Conceptual Site Plan - Info Only](#)
[PowerPoint Presentation](#)

17-107M [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: [Project List MID-YEAR 2017 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 19th day of May, 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.