



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, September 26, 2017

6:00 PM

Jack Hatchell Collin County
Administration Building
4th Floor – Commissioners Court
2300 Bloomdale - McKinney, TX

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.

17-955 [Minutes of the Planning and Zoning Commission Regular Meeting of September 12, 2017](#)

Attachments: [Minutes](#)

17-237PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 2R1, Block A, of Collin McKinney Commercial Addition, Located on the Southeast Corner of Collin McKinney Parkway and Piper Glen Road](#)

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

17-232SP [Consider/Discuss/Act on a Site Plan for an Office/Warehouse Building, Located approximately 440 feet East of Redbud Boulevard and on the South Side of Corporate Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1563](#)
[Ex. PD Ord. No. 2007-04-038](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

17-219FR [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Movie Theater \(Cinemark at 380 Commons\), Located on the Southwest Corner of Hardin Boulevard and U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

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

17-136Z [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 "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Grassmere Lane and U.S. Highway 380 \(University Drive\)](#)

Attachments: [Draft Planning Commission Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2010-10-042](#)
[Proposed Zoning Exhibit](#)
[Proposed PD Amendments](#)
[PowerPoint Presentation](#)

17-032SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto Parts Sales and Service \(Omar's Wheels and Tires\), Located at 1605 South McDonald Street](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Specific Use Permit](#)
 [PowerPoint Presentation](#)

17-244Z [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 to Allow Commercial, Single Family Attached Residential and Multi-Family Residential Uses, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Land Use and Tax Base Summary](#)
 [Ex. PD Ord. No. 1621](#)
 [Ex. PD Ord. No. 2003-02-015](#)
 [Ex. PD Ord. No. 2005-10-110](#)
 [Legal Description Parcel 813A](#)
 [Legal Description Parcel 813B](#)
 [Proposed Zoning Exhibit](#)
 [Proposed Zoning Exhibit REDLINES](#)
 [Prop. Dev. Regs](#)
 [Prop. Dev. Regs REDLINES](#)
 [Prop. Dev. Regs IN REVIEW](#)
 [PowerPoint Presentation](#)

17-212SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Office Building \(McKinney Dental\), Located on the Southeast Corner of Highlands Drive and Lake Forest Drive](#)

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

17-154SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office and Industrial Building \(McKinney Industrial\), Located on the Northeast Corner of Industrial Boulevard and Millwood Road](#)

Attachments: [PZ Minutes 071117](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)
[Applicant 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 22nd day of September, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.