



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 27, 2018

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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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.*

**18-275**      [Minutes of the Planning and Zoning Commission Regular Meeting of March 13, 2018](#)

**Attachments:**    [Minutes](#)

**18-0095CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 1R1, 2R1 and 3-17, Block B, of Wilson Creek Crossing, Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Lake Forest Drive](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Proposed Conveyance Plat](#)

**18-0088PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of McKinney Industrial Center Addition, Located on the Northeast Corner of Industrial Boulevard and Millwood Road](#)

***Attachments:*** [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**

**18-0032Z** [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, Located on the West Side of Community Avenue and Approximately 150 Feet North of Avalon Creek Way](#)

***Attachments:*** [PZ Minutes 022718](#)  
[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. 2002-03-021](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**18-0035Z** [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 "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 365 Feet East of Custer Road and on the South Side of Paradise Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Ex. PD Ord. No. 2006-02-018](#)  
[Ex. PD. Ord. No. 2001-02-017](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[PowerPoint Presentation](#)

**17-0015Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Commercial, Assisted Living and Independent Living Uses, Located Approximately 530 Feet South of Virginia Parkway and on West Side of Hardin Boulevard](#)

**Attachments:** [Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2008-05-045](#)  
[Proposed Development Regulations](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Concept Plan](#)  
[PowerPoint Presentation](#)

**18-0045FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for Retail, Restaurant and Pavilion Uses \(HUB 121\), Located on the Southwest Corner of Henneman Way and Alma Road, and Approximately 415 Feet West of Alma Road and on the North Side of State Highway 121 \(Sam Rayburn Tollway\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Elevations](#)  
[Proposed Key Plans \(offsets\)](#)  
[PowerPoint Presentation](#)  
[Applicant Presentation](#)

**17-157SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office and Warehouse Facility \(Dynacraft\), Located Approximately 1,000 Feet North of Wilmeth Road and on the East Side of Redbud Boulevard](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Site Plan](#)  
[Elevations](#)  
[Prop. Roof Plan - Info. Only](#)  
[Site Line Exhibit A - Info. Only](#)  
[Site Line Exhibit B - Info. Only](#)  
[PowerPoint Presentation](#)

**18-0074MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A, of Habitat No. 1 Addition, Located at the Terminus of Neilson Street and on the South Side of Anthony Street](#)

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

**18-0075MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot HR, Block A, of Roberts First Addition and Lot 2R, Block A, of R.S. Randall Lot Addition, Located on the Northwest Corner of Pope Street and Titus Street](#)

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

**18-0083MRP** [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 3R2 and 7, Block A, of Collin McKinney Commercial Addition, Located on the Northeast Corner of Custer Road and Leryn Lane](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Minor Replat](#)  
[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 23rd day of March, 2018 at or before 5:00 p.m.

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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-ada.compliance@mckinneytexas.org](mailto:contact-ada.compliance@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>.