



CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, June 26, 2018

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 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.

18-554 [Minutes of the Planning and Zoning Commission Regular Meeting of June 12, 2018](#)

Attachments: [Minutes](#)

18-0099PF [Consider/Discuss/Act on a Preliminary-Final Plat for 57 Single Family Residential Lots and 3 Common Areas \(Tucker Hill Phase 5\), Located Approximately 2,300 North of U.S. Highway 380 \(University Drive\) and on the West Side of Tremont \(REQUEST TO BE TABLED\)](#)

Attachments: [PZ Minutes 06.12.18](#)
 [Location Map and Aerial Exhibit](#)

18-0003CP [Consider/Discuss/Act on a Concept Plan for Virginia Heights, Located on the Northeast Corner of Virginia Parkway and Coit Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Concept Plan](#)

- 17-173PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Tinwala Addition, Located Approximately 350 South of Wilson Creek Parkway and on the West Side of South Tennessee Street](#)
- Attachments:** [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
- 17-269PF** [Consider/Discuss/Act on a Preliminary-Final Plat for 26 Single Family Residential Lots and 7 Common Areas \(Auburn Hills Phase 2\), Located Approximately 130 Feet South of Redbridge Lane and on the West Side of Auburn Hills Parkway](#)
- Attachments:** [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
- 18-0155PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 5R, Block A of the B and L Cox Addition, Located Approximately 1,000 Feet East of N. Lake Forest Drive 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 Preliminary-Final Plat](#)
- 18-0135PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Auto Nation McKinney Addition, Located on the Northeast Corner of South Hardin Boulevard and State Highway 121 \(Sam Rayburn Tollway\)](#)

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

18-041SP [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Sales Facility \(Texas Source Auto\), Located Approximately 185 Feet North of Elm Street and on the West Side of State Highway 5 \(South McDonald Street\)](#)

Attachments: [PZ Minutes 06.12.18](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

17-0017Z [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 "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Commercial, Hotel/Motel, Outdoor Amusement and Multi-Family Uses, Located at the Northeast Corner of Henneman Way and Alma Road and on the South Side of Collin McKinney Parkway \(REQUEST TO BE TABLED\)](#)

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

18-0066Z [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 Custer Road and Approximately
300 Feet North of Falcon View Drive

Attachments: 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. 2001-02-024
Proposed Zoning Exhibit
Presentation

18-0050SP Conduct a Public Hearing to Consider/Discuss/Act on a
Variance to a Site Plan for a Retail/Restaurant Building
(Plaza on Lake Forest), Located Approximately 260 Feet
South of Highlands Drive and on the East Side of Lake
Forest Drive

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Landscape Plan
Presentation

17-115MRP Conduct a Public Hearing to Consider/Discuss/Act on a
Minor Replat for Lots 1R, 3 and 4, Block A, of Methodist
McKinney Medical Campus Addition, Located on the
Northwest Corner of Eldorado Parkway and Stonebridge
Drive

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Minor Replat
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 22nd day of June, 2018 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>.