



# CITY OF McKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, July 10, 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.*

**18-566**      [Minutes of the Planning and Zoning Commission Regular Meeting of June 26, 2018](#)

**Attachments:**    [Minutes](#)

**18-0126PF**    [Consider/Discuss/Act on a Preliminary-Final Plat for 199 Single Family Residential Lots and 10 Common Areas \(Trinity Falls Planning Unit 3, Phase 3\), Located Approximately 1,708 Feet North of Trinity Falls Parkway and on the East Side of Future CR 281](#)

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

**18-0152PF**    [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2 and 3, Block A, of Propitious Addition, Located on the Northeast Corner of McKinney Ranch Parkway and Hardin Boulevard](#)

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

**18-0133CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 6R and 8, Block A, of the Tour Drive South Addition, Located Approximately 400 Feet North of Collin McKinney Parkway and on the East Side of Custer Road](#)

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

**18-0121CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1R and 3, Block A, of the Skyline University Addition, Located on the North East Corner of Skyline Drive and West University Drive](#)

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

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**18-0040Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG-18" - General Residence District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow Commercial and Multi-Family Residential Uses, Located Approximately 830 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 \(University Drive\)](#)

***Attachments:*** [PZ Minutes 05.22.18](#)  
[PZ Minutes 06.12.18](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Multi Family Policy](#)  
[Northwest Sector Study](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Concept Plan - Informational Only](#)  
[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](#)

***Attachments:*** [Draft PZ Minutes 6.26.18](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use & Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2003-01-004](#)  
[Ex. PD Ord. No. 2008-06-054](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Presentation](#)

**17-0024Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone from "C"- Planned Center District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to Allow for a Telecommunication Tower, Located Approximately 985 Feet South of Bloomdale Road and on the East Side of U.S. Highway 75 \(Central Expressway\)](#)

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

**18-0173MRP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1R, Block A, of the McKinney Commercial Addition, Located Approximately 185 Feet North of Elm Street and on the West Side of State Highway 5 \(South McDonald Street\)](#)

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

**18-0139MRP**    [Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1RB1, 3R and 8, Block E, of the Bray Central Two Addition, Located Approximately 320 Feet East of Redbud Boulevard and on the South Side of Bray Central Drive](#)

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

**18-0084FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan for a Restaurant \(The Yard Phase 2\), Located at 107 South Church Street](#)

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

**18-0078FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Appeal for Façade Plan for Franconia Brewing Company Tap Room & Beer Garden, Located on the Northwest Corner of McKinney Parkway and Metro Park](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Facade Plan](#)  
[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 6th day of July, 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-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>.