



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, May 14, 2019

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.

- 19-0404** [Minutes of the Planning and Zoning Commission Regular Meeting of April 23, 2019](#)
Attachments: [Minutes](#)
- 18-0208PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2 and 3, Block A, of Mayer Tract, Located 1,020 Feet North of Silverado Trail and on the East Side of Custer Road](#)
Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
- 19-0034PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 3R, Block A, of 380 Town Centre Addition, Located on the Southeast Corner of U.S. Highway 380 \(East University Drive\) and Hardin Boulevard](#)

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

19-0036PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 4R, & 5R, Block A, of 380 Town Centre Addition, Located on the South Side of U.S. Highway 380 \(East University Drive\) and on the East Side Hardin Boulevard](#)

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

19-0023Z [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 "C1" - Neighborhood Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road \(REQUEST TO BE TABLED\)](#)

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

18-0146SP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Automotive Sales Facility \(Crest Corner Auto\), Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and College Street \(REQUEST TO BE TABLED\)](#)

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

18-0142Z [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 Allow for Single Family Residential, Multi-Family Residential and Commercial Uses, Located at the Northwest Corner of Collin McKinney Parkway and Alma Road

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Collin McKinney Commercial District
Placetype Definitions
Land Use and Tax Base Summary
Ex. PD Ord. No. 2001-02-017
Ex. PD Ord. No. 2006-11-132
Ex. PD Ord. No. 2015-02-007
Proposed Zoning Exhibit
Proposed Development Regulations
Presentation

19-0032Z

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 215 Feet West of Walnut Grove Road and on the North Side of U.S. Highway 380 (University Drive)

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Northridge District
Placetype Definitions
Land Use and Tax Base Summary
Land Use Comparison Table
Proposed Zoning Exhibit
Presentation

18-0096Z

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 "C2" Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 415 Feet West of Walnut Grove Road and on the North Side of U.S. Highway 380 (University Drive)

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Northridge District
Placetype Definitions
Land Use and Tax Base Summary
Land Use Comparison Table
Ex. PD Ord. No. 2005-06-064
Proposed Zoning Exhibit
Presentation

18-0020SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automotive Repair and Service Uses (Valvoline), Located Approximately 415 Feet West of Walnut Grove Road and on the North Side of U.S. Highway 380 (University Drive)

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Northridge District
Placetype Definitions
Proposed SUP Exhibit
Proposed Landscape Exhibit
Presentation

18-0156SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for McKinney Office Park, Approximately 730 Feet West of McKinney Ranch Parkway and on the South Side of Stacy Road

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Proposed Site Plan](#)
[Proposed Landscape 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 10th day of May, 2019 at or before 5:00 p.m.

Empress Drane
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. 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>.