



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, May 13, 2014

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 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.

14-471 [Minutes of the Planning and Zoning Commission Regular Meeting of April 22, 2014](#)

Attachments: [Minutes](#)

14-096CVP [Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of McKinney Growth III, for Approval of a Conveyance Plat for Lots 1-5, Block A, of the Lake Forest Crossing Addition, Being Fewer than 16 Acres, Located on the Southeast Corner of Highlands Drive and Lake Forest Drive](#)

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

14-052PF [Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Growth III, for Approval of a Preliminary-Final Plat for Lots 1R - 5R, Block A, of the Heatherwood Hill Addition, Being Fewer than 16 Acres, Located on the Northeast Corner of McKinney Ranch Parkway and Lake Forest Drive](#)

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

14-049PF2 [Consider/Discuss/Act on the Request by Dowdey, Anderson and Associates, on Behalf of Verbi Hayes, for Approval of a Preliminary-Final Plat for 94 Single Family Residential Lots \(Park Ridge\), Being Fewer than 21 Acres, Located at the Northwest Corner of Virginia Parkway and Hardin Boulevard](#)

Attachments: [PZ Report](#)
[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

14-076Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Paul Lehner & Virginia R. Lehner, for Approval of a Request to Rezone Fewer than 102 Acres from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Establish Development Regulations that Allow for the Development of Neighborhood Center, Multi-Family, Single Family Attached and Detached Residential Uses, and Civic Uses, Located on the Southeast Corner of Stacy Road and Alma Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Zoning Ex. - Metes and Bounds](#)
[Zoning Ex. - Development Regulations](#)
[Zoning Ex. - Concept Plan](#)
[Zoning Ex. - Space, Trails, Screen](#)
[PowerPoint Presentation](#)

14-112Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of R.D. Offutt Company, for Approval of a Request to Rezone Fewer than 11 Acres 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 Southeast Corner of U.S. Highway 75 \(Central Expressway\) and Wilmeth Road](#)

Attachments: [Staff Report](#)
[Letter of Intent](#)
[Location Map and Aerial Exhibit](#)
[Prop. Zoning Exh. - Metes & Bounds](#)
[Prop. Zoning Exh. - Site Layout](#)
[Prop. Zoning Exh. - Elevations](#)
[PowerPoint Presentation](#)

14-100ME [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Grimes Development, on Behalf of Akita Properties, for Approval of a Meritorious Exception for McKinney Medical Plaza II, Being Less than 1 Acre, Located on the South Side of Virginia Parkway and Approximately 740 Feet West of Crutcher Crossing](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Minimum Point Calculation Sheet](#)
[Proposed Architectural Elevations](#)
[Photos of Adj. Med. Office Building](#)
[PowerPoint Presentation](#)

14-101MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kadleck and Associates, on Behalf of Texoma Asset Management, L.P., for Approval of a Minor Replat for Lots 2A and 2B, Block A, of the Headington Heights Addition, Being Fewer than 6 Acres, Located on the North Side of U.S. Highway 380 \(University Drive\) and Approximately 300 Feet West of Hardin Boulevard](#)

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

14-125M [Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

Attachments: [Staff Report](#)
[P&Z Powerpoint Mid-Year 2014](#)
[Project List Mid-Year 2014](#)
[Roadway Projects Map 2014](#)
[Utility Projects Map 2014](#)

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 9th day of May, 2014 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.