



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, October 13, 2015

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

15-973 [Oath of Office](#)

15-972 [November 3, 2015 Bond Election Presentation](#)

Attachments: [Bond Proposition Information Sheet](#)
[PowerPoint Presentation](#)

15-974 [Election of Chair and Vice-Chair](#)

INFORMATION SHARING

15-265M [Presentation of "Certificate of Achievement for Planning Excellence"](#)

Attachments: [Award Certificate](#)
[Award Letter](#)

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.

15-971 [Minutes of the Planning and Zoning Commission Regular Meeting of September 22, 2015](#)

Attachments: [Minutes](#)

15-224PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block](#)

[A of the Bank of the Ozarks Addition, Located on the Southeast Corner of Custer Road and Collin McKinney Parkway](#)

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

15-238PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Sanctuary at Westridge, Located Approximately 1,000 Feet South of Virginia Parkway and on the East Side of Future Coit Road](#)

Attachments: [Staff 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

15-233Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Southwest Corner of Virginia Parkway and Crutcher Crossing](#)

Attachments: [PZ Minutes 09.22.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 97-05-34](#)
[Zoning Comparison Chart](#)
[Prop. Zoning Exh. - Boundary](#)
[Prop. Layout - Informational Only](#)
[PowerPoint Presentation](#)

14-222Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "SF5" - Single Family Residential District, Located on the North Side of County Road 164 \(Future Bloomdale Road\) and Approximately 860 Feet West of County Road 1006](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Module 50 Tracking Sheet](#)
[Prop. Zoning Exh. - Boundary](#)
[PowerPoint Presentation](#)

15-162PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 81 Single Family Residential Attached Lots and 3 Common Areas \(Villas at Stonegate\), Located Approximately 320 Feet South of Eldorado Parkway and on the East Side of Ridge Road](#)

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

15-245PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lot 1R, Block A, of the Linfer Addition, Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Anthony Street](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[PowerPoint Presentation](#)

15-244PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2, 3, 11R and 16, Block A, of the Stonebridge Parcel 903 Addition, Located on the northeast corner of Stonebridge Drive and Eldorado Parkway](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final 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 9th day of October, 2015 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.