



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, October 14, 2014

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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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

14-1023 [Oath of Office](#)

14-1024 [Election of Chair and Vice-Chair](#)

#### 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.*

14-1025 [Minutes of the Planning and Zoning Commission Regular Meeting of September 23, 2014](#)

**Attachments:** [Minutes](#)

14-083PF [Consider/Discuss/Act on a Preliminary-Final Plat for 98 Single Family Residential Lots, 1 Commercial Lot, and 9 Common Areas \(Wilmeth Ridge South\), Being Fewer than 58 Acres, Located Approximately 860 Feet West of C.R. 160 and on the South Side of C.R. 161 \(Wilmeth Road\)](#)

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

14-087PF [Consider/Discuss/Act on a Preliminary-Final Plat for 218 Single](#)

Family Residential Lots, 3 Commercial Lots and 7 Common Areas (Wilmeth Ridge North), Being Fewer than 74 Acres, Located on the East Side of C.R. 161 (Ridge Road) and on the North Side of Wilmeth Road

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

**14-280PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Virginia Parkway Phase 5B, Located on the East Side of Coit Road and Extending Approximately 1,100 Feet to the East](#)

**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**

**13-195Z6** [Conduct a Public Hearing to Consider/Discuss/Act on a Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Townhome Uses and to Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard](#)

**Attachments:** [CC Minutes 09.16.14](#)  
[PZ Minutes 8.26.14](#)  
[PZ Minutes 07.22.14](#)  
[PZ Minutes 04.08.14](#)  
[PZ Minutes 03.25.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Fiscal Analysis](#)  
[Comprehensive Plan Maps](#)  
[Prop. Zoning Exh. - Site Layout](#)  
[Prop. Zoning Exh. - PD Regs](#)  
[Prop. Zoning Exh. - Elevations](#)  
[PowerPoint Presentation](#)

**14-227Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone Fewer than 26 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Westridge Boulevard and Approximately 320 Feet West of Independence Parkway; and on the South Side of Westridge Boulevard and on the East Side of Coit Road](#)

**Attachments:** [PZ Minutes 09.23.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Existing PD Ord No. 2001-08-087](#)  
[Prop. Zoning Exh. - Boundary](#)  
[Prop. Zoning Exh. - Arch Standards](#)  
[PowerPoint Presentation](#)

**14-202Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone Fewer than 79 Acres from "PD" - Planned](#)

Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Allow for Single Family Detached Residential, Commercial, Office and Multi-Family Residential Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Road

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Comprehensive Plan Maps](#)  
[Existing PD Ord No. 2001-02-017](#)  
[Existing PD Ord No. 2007-04-039](#)  
[Existing PD Ord No. 2008-09-096](#)  
[Prop. Zoning Exh. - Dev. Regs.](#)  
[Prop. Zoning Exh. - Regulating Plan](#)  
[Prop. Zoning Exh. - Elevations](#)  
[Prop. Zoning Exh. - Hotel Site Layout](#)  
[PowerPoint Presentation](#)

**14-268MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R-A and 3, Block A, of the Shops at Eagle Point Addition, Being Less than 1 Acre, Located on the West Side of Custer Road and Approximately 1,250 Feet South of U.S. Highway 380 (University Drive)

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

**14-251PFR** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 55 Single Family Residential Lots and 7 Common Areas, Being Fewer than 19 Acres, Located on the Northwest Corner of Fleetwood Street and State Boulevard

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

**14-269ME** [Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for the McKinney Urban Village, Being Fewer 10 Acres, Located Approximately 975 Feet South of Spur 399 and Approximately 590 Feet East of Medical Center Drive](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Architectural Elevations](#)  
[Proposed Covered Parking Structures](#)  
[PowerPoint Presentation](#)

**14-239SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office Building \(North Texas Surveying\), Being Less than 1 Acre, Located Approximately 670 Feet West of College Street and on the North Side of U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Site Plan](#)  
[Landscape Plan](#)  
[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 10th day of October, 2014 at or before 5:00 p.m.

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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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.