



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, May 24, 2016

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

### 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.*

**16-562**     [Minutes of the Planning and Zoning Commission Regular Meeting of May 10, 2016](#)

**Attachments:**     [Minutes](#)

**16-100PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for 77 Single Family Residential Lots, 1 Commercial Lot, and 5 Common Areas \(Ridge View Estates\), Generally Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Ridge Road](#)

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

**16-108CVP**     [Consider/Discuss/Act on a Conveyance Plat for Lots 3R, 4R and 5, Block A of the Collin McKinney Commercial Addition and Leryn Lane Right-of-Way Dedication, Located Approximately 500 Feet South of Collin McKinney Parkway and on the East Side of Custer Road](#)

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

**16-039GDP** [Consider/Discuss/Act on a General Development Plan for The Kinstead, Located on the Northeast Corner of McKinney Place Drive and State Highway 121 \(Sam Rayburn Tollway\)](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed General Development Plan](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**16-129Z** [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 Approximately 365 Feet North of Virginia Parkway and on the West Side of Ridge Road \(REQUEST TO BE TABLED\)](#)

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

**16-130Z** [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 Approximately 470 Feet North of Westridge Boulevard and on the West Side of Custer Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Impact Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Existing Ordinance No 2001-02-024](#)  
[Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**16-137SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Bonnie Wenk Park, Phase Two, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of Virginia Parkway](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape](#)  
[PowerPoint Presentation](#)

**15-215FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Artistry Senior Residences at Craig Ranch, Located Approximately 370 Feet East of Custer Road and on the North Side of Collin McKinney Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Elevations](#)  
[Approved Site Plan](#)  
[Approved Landscape Plan](#)  
[PowerPoint Presentation](#)

**16-016SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Assisted Living Facility \(Legends of McKinney\), Located on the Southwest Corner of Virginia Parkway and](#)

[Crutcher Crossing](#)

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

**16-138M** [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](#)  
[Project List Mid-fiscal Year 2016](#)  
[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 20th day of May, 2016 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.