



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, August 13, 2013

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.*

**13-796**     [Minutes of the Planning and Zoning Commission Regular Meeting of July 23, 2013](#)

**Attachments:**     [Minutes](#)

**13-797**     [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of July 29, 2013](#)

**Attachments:**     [Minutes](#)

**13-139PF**     [Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of CTMGT Erwin Farms, L.L.C., for Approval of a Preliminary-Final Plat for 558 Single Family Residential Lots and 48 Common Areas \(Erwin Farms\), Being Fewer than 188 Acres, Located North and South Between C.R. 164 \(Future Bloomdale Road\) and C.R. 943 \(Wilmeth Road\) and Approximately 2,300 Feet West of Hardin Boulevard](#)

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

**13-143PF** [Consider/Discuss/Act on the Request by ADG Heatherwood, L.L.C., for Approval of a Preliminary-Final Plat for 160 Single Family Residential Lots and 2 Common Areas \(Heatherwood Phase 4\), Being Fewer than 39 Acres, Located on the North Side of Wilmeth Road and Approximately 1,900 Feet West of Lake Forest Drive](#)

**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**

**13-122Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Baldwin Associates and Emerald Cottages Group, L.L.C., on Behalf of Fourteenth Street, L.P., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 900 Feet North of Eldorado Parkway and on the East Side of Alma Road \(REQUEST TO BE TABLED\)](#)

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

**13-148Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by 4th Avenue Investments, on Behalf of Irma Leigh Goleman, for Approval of a Request to Rezone Less than 1 Acre from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Allow for Single Family Detached Residences and to Modify the Development Standards, Located Approximately 280 Feet North of Country Club Road and on the East Side of Nature Place](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[PD Ordinance No. 2013-06-057](#)  
[Proposed Zoning Exhibit - Layout](#)  
[PowerPoint Presentation](#)

**12-234Z8** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verizon Wireless, on Behalf of Roanoke Manor, L.L.C., for Approval of a Request to Rezone Fewer than 4 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District, to Allow for a Support Tower for Cellular Communication Antennas, Located Approximately 900 Feet East of Lake Forest Drive and on the South Side of Future Collin McKinney Parkway](#)

**Attachments:** [PZ Minutes 03-12-13](#)  
[PZ Minutes 03-26-13](#)  
[PZ Minutes 05-28-13](#)  
[Location Map and Aerial Exhibit](#)  
[PZ Report](#)  
[Letter of Intent](#)  
[Letter of Intent Addendum](#)  
[Existing Ordinance No. 2000-09-064](#)  
[Letter of Opposition](#)  
[Proposed Zoning Exhibit - Boundary](#)  
[Proposed Zoning Exhibit - Site Plan](#)  
[Propagation Map - Before](#)  
[Propagation Map - After](#)  
[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 August, 2013 at or before 5:00 p.m.

---

Sandy Hart, TRMC, MMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.