



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, October 23, 2012

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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#### CALL TO ORDER

**12-943**     [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.*

**12-944**     [Minutes of the Planning and Zoning Commission Regular Meeting of October 9, 2012.](#)

**Attachments:**     [Minutes](#)

**12-180PF**     [Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, IV, L.P., for Approval of a Preliminary-Final Plat for 19 Single Family Residential Lots \(Lots 1-19, Block A\), 2 Commercial Lots \(Lots 20-21, Block A\), and 1 Common Area \(Common Area A-1\) of The Heights at Westridge, Planning Area 12, Parcel 1209 Addition, Approximately 11.88 Acres, Located on the Southwest Corner of Independence Parkway and Westridge Boulevard.](#)

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

**12-181PF**     [Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Preliminary-Final Plat for Lots 1-6, Block A, of the Water Tower Addition, Approximately 23.44 Acres, Located on](#)

[the Southwest Corner of Virginia Parkway and Custer Road](#)

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

## END OF CONSENT AGENDA

## REGULAR ITEMS

**12-183SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by RWR Wireless Corporation, on Behalf of the Corporation of the Episcopal Diocese of Dallas, for Approval of a Site Plan for the Episcopal Diocese of Dallas Addition \(Bell Tower Expansion\), Approximately 10.42 Acres, Located Approximately 950 Feet West of Ridge Road and on the North Side of McKinney Ranch Parkway \(REQUEST TO BE TABLED\)](#)

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

**12-186Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of MountainPrize, Inc. for Approval of a Request to Rezone Approximately 1.11 Acres, from "BG" - General Business 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 North Side of U.S. Highway 380 \(University Drive\) and Approximately 900 Feet West of U.S. Highway 75 \(Central Expressway\) \(REQUEST TO BE TABLED\)](#)

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

**12-188Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of V.F.B. Family, Ltd. Partnership, for Approval of a Request to Rezone Approximately 0.80 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 Approximately 1,100 Feet West of Bois D'Arc Road and](#)

on the South Side of U.S. Highway 380 (University Drive)  
(REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**12-182SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Site Plan for the Water Tower Place Addition (Sprouts Farmers Market), Approximately 23.44 Acres, Located on the Southwest Corner of Virginia Parkway and Custer Road

**Attachments:** PZ Staff Report  
Standard Conditions Checklist  
Location Map and Aerial Exhibit  
Letter of Intent  
Proposed Site Plan  
Proposed Landscape Plan  
PowerPoint Presentation

**12-093Z4** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, Inc., on Behalf of David Huang (Trustee) and Seminole Bloomifive L.P., for Approval of a Request to Rezone Approximately 112.89 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Allow for Single Family Residential and Commercial Uses, Located on the Southwest Corner of F.M. 543 and State Highway 5 (McDonald Street)

**Attachments:** Staff Report  
5/22/12 PZ Minutes  
Location Map and Aerial Exhibit  
Letter of Intent  
Fiscal Impact Analysis (Rezone to Residential/Retail)  
Fiscal Impact Analysis (Rezone to Industrial)  
Proposed Planned Development District Regulations  
Proposed Zoning Exhibit  
Letters of Opposition and Support  
PowerPoint Presentation

**12-189M** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Comprehensive Plan, Including the Parks, Recreation, and Open Space Section.](#)

**Attachments:** [Staff Report](#)  
[Proposed Parks, Recreation and Open Space Section](#)  
[Redlined Parks, Recreation and Open Space Section](#)  
[Proposed Hike and Bike Trails Plan](#)  
[Proposed Preservation Plan](#)  
[Existing Parks, Recreation and Open Space Section](#)  
[Existing Hike and Bike Trails Plan](#)  
[Existing Preservation 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 19th day of October, 2012 at or before 5:00 p.m.

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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.