



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, June 12, 2018

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 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.*

**18-495**            [Minutes of the Planning and Zoning Commission Regular Meeting of May 22, 2018](#)

**Attachments:**    [Minutes](#)

**18-0130CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 6R and 7R, Block B, of Parkside at Craig Ranch Addition, Located on the Northwest Corner of Alma Road and State Highway 121 \(Sam Rayburn Tollway\)](#)

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

**18-0120CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of Parcel 813A - Phase II Addition, Located Approximately 240 Feet East on Custer Road and on the South Side of Eldorado Parkway.](#)

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

- 18-0127PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for 1,460 Single Family Residential Lots, 38 Common Areas, and 1 Commercial Lot \(Honey Creek 313\), Located on the Northwest Corner of Future Weston Road \(FM 543\) and County Road 229](#)
- Attachments:**    [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)
- 17-0030PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for 537 Single Family Residential Lots and 20 Common Areas \(Trinity Falls Planning Unit 3 Phase 5\), Located on the East Side of County Road 281 and Approximately 3,500 Feet North of Trinity Falls Parkway](#)
- Attachments:**    [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)
- 17-0003PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for 84 Single Family Residential Lots and 5 Common Areas \(The Highlands at Westridge Phase 10\), Located on the North Side of Virginia Parkway and on the East Side of Coit Road](#)
- Attachments:**    [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)
- 18-0099PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for 57 Single Family Residential Lots and 3 Common Areas \(Tucker Hill Phase 5\), Located Approximately 2,300 North of U.S. Highway 380 \(University Drive\) and on the West Side of Tremont Boulevard](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2016-12-095](#)  
[Proposed Preliminary-Final Plat](#)  
[Proposed Setback Exhibit](#)

## REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**18-0040Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG-18" - General Residence District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow Commercial and Multi-Family Residential Uses \(Millennium Place\), Located Approximately 830 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

**Attachments:** [PZ Minutes 05.22.18](#)  
[Location Map and Aerial Exhibit](#)

**18-0052F2** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Appeal for a Retail Building \(380 and Ridge Retail Building\), Located Approximately 300 Feet East of Ridge Rd and on the South Side of U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [PZ Minutes 05.22.18](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Elevations](#)  
[Presentation](#)

**18-0041SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Sales Facility \(Texas Source Auto\), Located Approximately 185 Feet North of Elm Street and on the West Side of South McDonald Street \(REQUEST TO BE](#)

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

**18-0049SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Office Building \(Lake Forest Medical\), Located Approximately 445 Feet South of Highlands Drive and on the East Side of Lake Forest Drive](#)

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

**18-0046SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site plan for a Restaurant \(McKinney Wheelhouse\), Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Rendering - Informational Only](#)  
[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 8th day of June, 2018 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.