



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, September 8, 2015

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.*

**15-870**     [Minutes of the Planning and Zoning Commission Regular Meeting of August 25, 2015](#)

**Attachments:**     [Minutes](#)

**15-213CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 5 and 6, Block A, of the Tour Drive South Addition, Located on the East Side of Custer Road and on the North Side of Collin McKinney Parkway](#)

**Attachments:**     [Staff Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

**15-214PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 6R and 7R, Block A, of the Tour Drive South Addition, Located on the East Side of Custer Road and on the North Side of Collin McKinney Parkway](#)

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

**15-035PF** [Consider/Discuss/Act on the Request on a Preliminary-Final Plat for Lot 1, Block A, of the Samaritan Inn Addition, Located Approximately 350 Feet North of Interchange Drive and on the East Side of State Highway 5 \(McDonald Street\)](#)

**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**

**14-166Z8** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property 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, Generally to Allow for Single Family Residential Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway](#)

**Attachments:** [CC Minutes 05.05.15](#)  
[CC Minutes 03.17.15](#)  
[CC Minutes 03.03.15](#)  
[CC Minutes 02.17.15](#)  
[PZ Minutes 01.27.15](#)  
[PZ Minutes 01.13.15](#)  
[PZ Minutes 12.09.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2008-08-084](#)  
[Ex. PD Ord. No. 2007-12-120](#)  
[07-312SP Approved Plans](#)  
[Prop. Zoning Exh. - Small Lot Location](#)  
[Layout - Informational Only](#)  
[PowerPoint Presentation](#)

**15-215SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Luxury Seniors at Craig Ranch Apartments, Located Approximately 370 Feet East of Custer Road and on the North Side of Collin McKinney Parkway \(REQUEST TO BE TABLED\)](#)

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

**15-183SP** [Conduct a Public Hearing to Consider/Discuss/Act on Site Plan for an Amenity Center \(Wilmeth Ridge Amenity Center\), Located Approximately 815 Feet East of Ridge Road and on the North Side of Future Wilmeth Road.](#)

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

**15-176PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2, 4, 5, and 6, Block A, of the Shops at Eagle Point, Located Approximately 1,200 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Custer Road](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Replat](#)  
[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 4th day of September, 2015 at or before 5:30 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.