



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, October 9, 2018

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

---

#### AMENDED

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

18-831      [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.*

18-830      [Minutes of the Planning and Zoning Commission Regular Meeting of September 25, 2018](#)

**Attachments:**    [Minutes](#)

18-0216CVP    [Consider/Discuss/Act on a Conveyance Plat for Lot 1, Block A, of the Reserve at Westridge Park, Located Approximately 440 Feet West of Independence Parkway and on the North Side of Hidden Haven Drive](#)

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

18-0205PF    [Consider/Discuss/Act on a Preliminary Final Plat for Lots 1R2, 2R2, 3R - 18R, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S Highway 380 \(W. University Drive\) and N. Lake Forest Drive](#)

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

**18-0181PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R1 and 5 - 18, Block A, of the Parcel 601/603 Addition, Located Approximately 400 Feet East of Custer Road and on the South Side of U.S. Highway 380 \(W. University Drive\)](#)

**Attachments:** [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**

**18-0100Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial Overlay District and "CC" - Corridor Commercial Overlay District, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of State Highway 121 \(Sam Rayburn Tollway\)](#)

**Attachments:** [PZ Minutes 09.25.18](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Zoning Exhibit](#)  
[Presentation](#)

**18-0114SP** [Conduct a Public hearing to Consider/Discuss/Act on a Site Plan for an Amenity Center \(Del Webb at Trinity Falls\)](#)

[Amenity Center\), Located Approximately 1,200 Feet East of County Road 281 and Approximately 3,300 Feet North of Trinity Falls Parkway](#)

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

**18-0215PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1, 2, 3, and 4, Block A, CR Urban Res. Addition, Located on the Northeast Corner of Henneman Way and Alma Road](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary Final Replat](#)  
[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 October, 2018 at or before 5:00 p.m.

---

Empress Drane  
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>.