



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 24, 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.*

**15-294**     [Minutes of the Planning and Zoning Commission Regular Meeting of March 10, 2015](#)

**Attachments:**     [Minutes](#)

**15-295**     [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of March 16, 2015](#)

**Attachments:**     [Minutes](#)

**15-056PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 2R, 4 and 5, Block A, of the Heights at Westridge Planning Area 1209 Addition, Located on the Southwest Corner of Independence Parkway and Westridge Boulevard](#)

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

**15-050CVP**     [Consider/Discuss/Act on a Request for a Conveyance Plat for Lots 4 and 5, Block A, of the Custer's Bobos Addition, Located](#)

on North Side of Virginia Parkway and the West Side of Custer Road

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

END OF CONSENT AGENDA

## REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**15-008Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Allow for Single Family Attached Residential Uses, Located Approximately 320 Feet South of Eldorado Parkway and on the East Side of Ridge Road \(REQUEST TO BE TABLED\)](#)

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

**14-343Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Rockhill Road and Wilson Creek Parkway \(REQUEST TO BE TABLED\)](#)

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

**14-190Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request to Zone a Portion of the Subject Property to “SF5” - Single Family Residential District; and Rezone a Portion of the Subject Property from “AG” - Agricultural District and “CC” Corridor Commercial Overlay District to “SF5” - Single Family Residential District, “C2” - Local Commercial District and “CC” Corridor Commercial Overlay District, Located Approximately 1,110 Feet East of Future Ridge Road and on the North Side of U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [PZ Minutes 03.10.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Module 54 Tracking Sheet](#)  
[Prop Zoning Exhibit - Boundary](#)  
[Res. Concept Plan - Info Only](#)  
[PowerPoint Presentation](#)

**15-029Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential and Commercial Uses, Located on the East Side of State Highway 5 \(McDonald Street\) and on the South Side of County Road 278](#)

**Attachments:** [PZ Minutes 03.10.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summaries](#)  
[Module 29 Tracking Sheet](#)  
[Module 57 Tracking Sheet](#)  
[Existing Pre-Annexation Agreement](#)  
[Prop. Zoning Exh. - Gen. Dev. Plan](#)  
[Prop. Zoning Exh. - Site Plan](#)  
[Prop. Zoning Exh. - Arch. Req.](#)  
[PowerPoint Presentation](#)

**15-042Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay](#)

District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 450 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University Drive)

**Attachments:** [PZ Minutes 03.10.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 1687](#)  
[Prop. Zoning Exh. - Boundary](#)  
[PowerPoint Presentation](#)

**14-331SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 220 Feet East of Ridge Road

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Proposed Site Layout Exhibit](#)  
[PowerPoint Presentation](#)

**14-332SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, Located Approximately 550 Feet East of Ridge Road and on the South Side of Eldorado Parkway

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Proposed Site Layout Exhibit](#)  
[PowerPoint Presentation](#)

**14-333SUP** Conduct a Public Hearing to Consider/Discuss/Act a Specific

[Use Permit Request for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 700 Feet East of Ridge Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Proposed Site Layout Exhibit](#)  
[Distances Exhibit](#)  
[PowerPoint Presentation](#)

**15-051SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Use Accessory to the Existing United Parcel Service \(UPS\) Operations \(Driver Training Course\), Located on the Northeast Corner of Wilmeth Road and Redbud Boulevard](#)

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

**15-058SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(The Pub\), Located on the North Side of Virginia Street and Approximately 128 feet East of Church Street](#)

**Attachments:** [PZ Report](#)  
[Location Map & Aerial](#)  
[Letter of Intent](#)  
[Floor Plan Exhibit](#)  
[Photo of 204 W Virginia](#)  
[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 20th day of March, 2015 at or before 5:00 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.