



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, October 28, 2014

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.*

**14-1102** [Minutes of the Planning and Zoning Commission Regular Meeting of October 14, 2014](#)

**Attachments:** [Minutes](#)

**14-258PF** [Consider/Discuss/Act on a Preliminary-Final Plat for 81 Single Family Attached Residential \(Townhome\) Lots and 3 Common Areas, Located on the Northwest Corner of Stacy Road and McKinney Ranch Parkway](#)

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

**14-259PF** [Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Residential \(Townhome\) Lots, 8 Common Areas, and 1 Commercial Lot, Located Approximately 2,400 Feet North of Stacy Road and on the West Side of Ridge Road](#)

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

**14-262PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 3 and 4, Block A, of the Lake Forest Addition, Located on the East Side of Lake Forest Drive and on the North Side of U.S. Highway 380 \(University Drive\)](#)

**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**

**14-151Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Property from "AG" - Agricultural District, "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "SF5" - Single Family Residential District and "CC" - Corridor Commercial Overlay District; and Rezone a Portion of the Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,100 Feet West of Custer Road and on the South Side of U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [PZ Minutes 09.09.14](#)  
[PZ Minutes 07.22.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Existing PD Ord. No. 2007-09-092](#)  
[Prop. Zoning Exh. - Boundary](#)  
[Concept Plan - Informational Only](#)  
[PowerPoint Presentation](#)

**14-260SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development \(McKinney Point\), Located on the South Side of McKinney Ranch Parkway and Approximately 550 Feet East of Future Collin McKinney Parkway](#)

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[GDP - Exhibit A \(Informational Only\)](#)  
[GDP - Exhibit B \(Informational Only\)](#)  
[GDP - Exhibit C \(Informational Only\)](#)  
[Existing PD 2013-03-025](#)  
[Existing PD 2003-04-033](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Powerpoint Presentation](#)

**14-048ME** [Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for Millennium McKinney, Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Existing PD Ord. No. 2012-11-059](#)  
[Proposed Elevations](#)  
[PowerPoint Presentation](#)

**14-256ME** [Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for The Venue at Craig Ranch, Located Approximately 1,035 Feet North of Stacy Road and on the East Side of Custer Road](#)

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

**14-165SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Dance Academy, Located on the Northeast Corner of Elm Street and Lindsey Street](#)

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

**14-246SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Two Office Buildings \(Cole Office\), Located on the Southwest Corner of Hunt Street and Wilson Creek Boulevard](#)

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

**14-242SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Two Office Buildings \(McKinney Medical Village\), Located on the Northeast Corner of Eldorado Parkway and Alma Road](#)

**Attachments:** [Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Architetural Elevations](#)  
[Proposed Material Option #1](#)  
[Proposed Material Option #2](#)  
[Plan View of Screening Wall](#)  
[Sight Line Visibility Renderings](#)  
[PowerPoint Presentation](#)

**14-211PFR** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Cooper Life at Craig Ranch, Phase 3, Located on the Southwest Corner of Kickapoo Drive and Alma Road](#)

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

**14-946**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Landscape Requirements, Tree Preservation and Appendix A \(Plants Approved For Landscape Requirements\) of Chapter 146, of the Zoning Regulations](#)

**Attachments:**   [PZ Minutes 09.23.14](#)  
                          [PZ Staff Report](#)  
                          [Proposed Landscape Ordinance Changes](#)  
                          [Proposed Tree Preservation Changes](#)  
                          [Proposed Appendix A Changes](#)  
                          [Tree Permit Application](#)

#### **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 24th day of October, 2014 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.