



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, June 28, 2016

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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.

16-666 [Minutes of the Planning and Zoning Commission Regular Meeting of June 14, 2016](#)

Attachments: [Minutes](#)

16-110PF [Consider/Discuss/Act on a Preliminary-Final Plat for Parcel 1505, Lot 1 Block A, Located Approximately 900 feet North of Virginia Parkway and 70 feet West of Independence Parkway](#)

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

16-131PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Crutcher Crossing Addition, Located on the Southwest Corner of Virginia Parkway and Crutcher Crossing](#)

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

16-151PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Forest Place Addition, Located Approximately 360 Feet East 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](#)

16-152CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 1R and 2R, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Lake Forest Drive](#)

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-132PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 47 Single Family Residential Lots and 3 Common Areas \(Vintage Place\), Located on the Northeast Corner of Graves Street and Yosemite Place \(REQUEST TO BE TABLED\)](#)

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

16-160PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R and 2, Block B, of the Golf](#)

Course West Addition, Located on the Northwest Corner of
Westridge Boulevard and Custer Road

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

14-068FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade
Plan Appeal for a Multi-Family Residential Development
(McKinney Urban Village), Located Approximately 850 Feet
North of Frisco Road and on the West Side of State Highway 5
(McDonald Street)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Architectural Elevations](#)
[Site Plan](#)
[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 24th day of June, 2016 at or before 5:00 p.m.

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 with questions or for accommodations.

16-666



TITLE: Minutes of the Planning and Zoning Commission Regular Meeting of June 14, 2016

SUPPORTING MATERIALS:

[Minutes](#)

PLANNING AND ZONING COMMISSION

JUNE 14, 2016

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Tuesday, June 14, 2016 at 6:00 p.m.

City Council Present: Mayor Pro Tem Travis Ussery, Don Day, and Chuck Branch

Commission Members Present: Chairman Bill Cox., Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Brian Mantzey, Cameron McCall, and Pamela Smith

Alternate Commission Member Absent: Mark McReynolds

Staff Present: Director of Planning Brian Lockley; Planning Manager Matt Robinson; Planners Eleana Galicia, Aaron Bloxham, Danielle Quintanilla, and Melissa Spiegel; and Administrative Assistant Terri Ramey

There were approximately 55 guests present.

Chairman Cox called the regular meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox explained the format and procedures of the meeting, as well as the role of the Commission. He announced that some of the items considered by the Commission on this date would be only heard by the Planning and Zoning Commission and others would be forwarded on to City Council. Chairman Cox stated that he would advise the audience if the case will go on to City Council or be heard only by the Planning and Zoning Commission. He stated that guests would need to limit their remarks to three minutes and speak only once. Chairman Cox explained that there is a timer located on the podium, and when one minute of the speaker's time is remaining the light will switch to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Cox continued the meeting with the Consent Items.

The Commission approved the motion by Commission Member Smith, seconded by Commission Member Kuykendall, to approve the following four Consent items, with a vote of 7-0-0.

**16-623 Minutes of the Planning and Zoning Commission
Regular Meeting of May 24, 2016**

**15-333PF Consider/Discuss/Act on a Preliminary-Final Plat for
Lots 1, 2, and 3, Block A, of the Leon Capital Addition,
Located on the Northwest Corner of Virginia Parkway
and Custer Road**

**16-120PF Consider/Discuss/Act on Preliminary-Final Plat for Lot
3R, Block A, Craig Ranch North Phase 12, Located at
the Northwest Corner of Stacy Road and Alma Road**

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**16-129Z2 Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "PD" -
Planned Development District to "C1" - Neighborhood
Commercial District, Located Approximately 365 Feet
North of Virginia Parkway and on the West Side of
Ridge Road**

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Arlyn Samuelson, Westwood Professional Services, 1512 Bray Central Dr., McKinney, TX, explained the proposed development on the subject property. He stated that the developer is a lifelong resident of McKinney and a resident of Stonebridge Estates. Mr. Samuelson stated that the developer had reached out to the neighbors on the Facebook page on multiple occasions. He stated that the developer's cell phone number was included in one of the posts; however, he had not received any calls to discuss the proposed development. Mr. Samuelson stated that the developer personally spoke with more than ten families in the neighborhood about the project. He stated that the zoning signs had not been posted in time for the previous Planning & Zoning Commission meeting, so the request was tabled that evening. Mr. Samuelson stated that the zoning signs had been up roughly three weeks. He stated that the Staff report indicated that Staff had not received any comments or phone calls in support of or opposition to this request. Mr. Samuelson stated that there would be some changes made to the site plan that had been submitted to the City, since one of the surrounding property owners will be allowing access to Virginia Parkway. He stated that the primary

access will now be from Virginia Parkway with secondary access from Ridge Road. Mr. Samuelson asked for a favorable recommendation and offered to answer questions.

Chairman Cox opened the public hearing and called for comments. The following residents spoke in opposition to this rezoning request.

Mr. Robert Dixon, 400 Windwood Ct., McKinney, TX, stated that he had been a resident in Stonebridge Estates for seven years. He stated that when they purchased their house that they were told the property was zoned for a different use than what is proposed. Mr. Dixon questioned if the rezoning request had already been approved and this was just going through the motion to reapprove it.

Mr. Dick Ferrell, 5948 Meletio Ln., Dallas, TX, stated that he owns property at the northwest corner at Virginia Parkway and Ridge Road. He stated that a combination of uses including some retail that is really well conceived and coordinated would be a benefit to the community. Mr. Ferrell stated that a quality of development that would not be impactful would be well received in the community. He stated that he had not been contacted by the applicant or representative to discuss the proposed development on the subject property. Mr. Ferrell stated that today he saw the submitted 11x17 site plan and proposed plat for the subject property. He stated that he had some concerns with various issues that would impact his property, including the proposed circulation and fire lanes. Mr. Ferrell stated that he had questions regarding the adverse impact of the proposed development.

Mr. Huddleston, 5805 S. Woodcreek Cir., McKinney, TX, stated that he lived in Stonebridge Estates for approximately 15 years and had not received a public hearing notice regarding this meeting. He stated that his property backs up to Ridge Road. Mr. Huddleston stated that he chose his property due to the amenities and zoning in the area. He stated that he felt it was a bait and switch with the proposed rezoning of this property. Mr. Huddleston stated that this would be a bad location for a commercial site due to being at the bottom of a hill and that you cannot see it from Virginia Parkway. He questioned how they would get road traffic when you could not see the site. Mr. Huddleston stated that there was a Junior High School directly across the street and an elementary school down the street from this site. He did not feel that a restaurant selling alcohol beverages was appropriate. Mr. Huddleston stated that there was a YMCA across the street and

questioned how this would affect the proposed athletic club. He stated that approximately eight to nine years ago someone tried to develop this property for a gas station and convenience store; however, it was denied. Mr. Huddleston stated that once the property was rezoned for commercial that other uses, like a gas station, could be built on the property. He stated that the developer knew what the zoning on the property was prior to purchasing it. Mr. Huddleston expressed concerns about possible light pollution, increased traffic, consumption of alcohol, late night noise, and loss in property value. He stated that all of the single-story office spaces along Virginia Parkway were occupied. Mr. Huddleston questioned why the developer did not want to build office uses on this property. He stated that he was trying to sell his house. Mr. Huddleston stated that he was told by some Realtors that his property's value would decrease \$100,000 if the rezoning request was approved.

Ms. Kim Brewer, 5801 S. Woodcreek Cir., McKinney, TX, stated that she had been a Realtor for over 34 years. She stated that there was a lot of noise and street light pollution from having Ridge Road behind her house. Ms. Brewer stated that she recently listed her house up for sale. She believed that the main concerns of potential home buyers was the road noise from Ridge Road and for that reason her house had not sold as of yet. Ms. Brewer stated that she had concerns that this request could be setting a precedent in the neighborhood. She stated that the surrounding properties were low level office buildings and the proposed rezoning request was not compatible. Ms. Brewer stated that there were plenty of retail spaces in other locations in McKinney where this could be built. She felt the proposed development was inappropriate for this area and would devalue their neighborhood and her property.

Commission Member McCall asked if Ms. Brewer had received a notice. Ms. Brewer said no and that she had not be contacted by the applicant to discuss the plans for the subject property.

Ms. Katherine Brewer, 5804 N. Woodcreek Cir., McKinney, TX, stated that she purchased her house in the 1990's. She stated that she liked the fact that the subject property was zoned for professional office with up to 5% retail, which she felt with in harmony with the estate size lots of the Stonebridge Estates neighborhood, when she purchased her property. Ms. Brewer stated that she liked the winding streets through the

Stonebridge development. She stated that Stonebridge Estates only had one way in and out of their subdivision onto Ridge Road. Ms. Brewer stated that traffic had increase on Ridge Road since it was expanded to Highway 380 (University Drive). She expressed concerns regarding rezoning the property to “C-1” – Neighborhood Commercial District, which would allow various uses other than the proposed development for the subject property. Ms. Brewer stated that it could negatively impact their neighborhood. She requested denial of the rezoning request.

Ms. Margaret Reynolds, 505 Creekside, McKinney, TX, read a statement written by Dick Hester, 5811 N. Woodcreek, McKinney, TX, who could not be in attendance at this meeting. He stated that all landowners, both residential and developers, purchased their land with the current zoning. Mr. Hester stated that all parties thought that they could depend upon the City for this consistency and without consistency zoning means nothing. He felt that a change in zoning now would be like a bait and switch scheme benefitting the business plans of persistence and well connected developers. Mr. Hester felt there was ample room in the Adriatica area for commercial development to serve Stonebridge. He stated that rezoning the subject property was not necessarily progress and it was not how responsible council members treat their constituents. Mr. Hester stated that he Council’s predecessors made a plan 20 years ago and that there was nothing wrong with it. He stated that the current Council should have the integrity to stick with it.

Chairman Cox stated that Ms. Reynolds had also turned in a speaker’s card and asked her to continue with her comments regarding the rezoning request.

Ms. Margaret Reynolds, 505 Creekside, McKinney, TX, stated that she had lived in this neighborhood for about 15 years and was raising four children. She stated that the Stonebridge Estates was one of the most expensive neighborhoods in McKinney and that they paid some of the highest residential taxes in the City. Ms. Reynolds expressed concerns on how the rezoning of this property could affect their property values and the tax base for the City. She also concurred with earlier statements from Stonebridge Estates residents.

Mr. Michael Brown, 5800 Creekside Ct., McKinney, TX, stated that he had lived in Stonebridge Estates since 2002 and had served as the President of the homeowner’s association (HOA) board since around 2005. He stated that the zoning process was

heavily tilted towards the developers. Mr. Brown complained that the Planning & Zoning Commission agenda was not published until Friday afternoon. He stated that if you were not watching for the agendas concerning areas around us it could get by you. Mr. Brown felt that there should be required meetings between the developer and surrounding residential property owners to discuss proposed developments. He stated that Brandon Pogue was a good man, a resident of Stonebridge Estates, and was a friend of his. Mr. Brown stated that Mr. Pogue had reached out individually to some of the Stonebridge Estate residents. Mr. Brown stated that it was suggested that Mr. Pogue schedule a meeting with all of the surrounding residential neighborhoods to discuss the proposed development; however, that had not taken place. He stated that they still had a lot of questions regarding the proposed development that could have a large impact on their neighborhood. Mr. Brown stated that he would like to see the property developed; however, he did not want a restaurant located there due to the liquor license. Mr. Brown did not feel it would be appropriate in a family neighborhood. He requested that the rezoning request be denied.

Ms. Pegah Packard, 5901 Waterview Ct., McKinney, TX, stated that they moved to McKinney 18 years ago. She stated that approximately eight years ago a request for a restaurant at the corner of Virginia Parkway and Ridge Road was denied. Ms. Packard expressed concerns regarding the neighborhood children's safety walking to the nearby schools. She also expressed concerns regarding having restaurants nearby that sold alcohol. Ms. Packard questioned why the proposed development was not being planned for Highway 380 (University Drive). She stated that she did not receive a notice about tonight's Planning & Zoning Commission meeting.

Mr. Bill Munck, Munck Wilson Mandala, 5608 S. Woodcreek, McKinney, TX, stated that he was a Dallas attorney practicing in intellectual property. He stated that He had did not receive a notice about the Planning & Zoning Commission meeting to discuss this item; however, there was a Facebook post on the neighborhood page about it this past weekend. Mr. Munck stated that he did not know Mr. Brandon Pogue personally. He stated that he contacted Mr. Pogue on Facebook and requested a meeting with the Stonebridge Estates residents to discuss the proposed development. Mr. Munck stated that Mr. Pogue refused. Mr. Munck stated that the more stink that he made the more Mr.

Pogue wanted his phone number to contact him to discuss it with him. Mr. Munck stated that he had invested in various restaurants in the Dallas area. He stated that this was the wrong location for a restaurant with the surrounding residential neighborhoods, various schools, and YMCA nearby. Mr. Munck expressed concerns regarding the safety of the children in the neighborhood, increased criminal activity in the neighborhood, and traffic issues. He stated that he was a Police officer prior to becoming an attorney. Mr. Munck stated that they moved to Stonebridge Ranch in 1996 and then to this house in Stonebridge Estates in 2006. He felt the requested rezoning was spot zoning. Mr. Munck stated that there was a lot of empty spaces available in Adriatica. He stated that the subject property was downhill. Mr. Munck wandered about the signage that would be necessary for the proposed development. He suggested that the item be tabled so that the surrounding residents could get some additional information about the proposed development.

Mr. Brett MacKinnon, 5600 S. Woodcreek Cir., McKinney, TX, spoke in opposition to the rezoning request. He stated that he and his wife did not feel that the proposed development would be suitable for the surrounding neighborhood. Mr. MacKinnon stated that there was a fair amount of traffic on Ridge Road already. He stated that there was only one way out of Stonebridge Estates that was into Ridge Road. Mr. MacKinnon expressed concerns about possible increase in traffic causing additional safety hazard issues. He stated that having a Whiskey Cake restaurant at this location was unsuitable. Mr. MacKinnon was not sure how a health club would affect their neighborhood. He concurred with earlier concerns raised on this rezoning request.

Ms. Sheila Steinmark, 5113 S. Woodcreek Cir., McKinney, TX, stated that their property backups to the subject property. She stated that they had invested their future in their property. Ms. Steinmark stated that they have a beautiful backyard and that was a huge portion of their property's assets. She expressed concerns about elevations, signage, lighting, and layout of the property for the proposed development on the subject property. Ms. Steinmark stated that she works in marketing and understands that there would be a need to promote their businesses; however, she did not want it in her backyard. She stated that she did not believe that enough information had been shared to make an intelligible decision. Ms. Steinmark stated that the surrounding property

owners had not been brought into the process to discuss what they felt was appropriate for the neighborhood. She stated that she wanted to support Mr. Brandon Pogue and thought that he had the best of intentions. Ms. Steinmark stated that she would like to have more information on what is being proposed and that there had not been open dialog between the developer and surrounding residential neighbors.

Mr. Bob Stuckey, 6400 Spring Wagon Dr., McKinney, TX, stated that he moved into the Saddlehorn development about 1 ½ years ago and checked into the surrounding zoning first. He stated that he liked the idea of having small office development nearby; however, he did not approve on having restaurants that sold liquor and alcohol. Mr. Stuckey stated that they had a lot of small kids and families in their development. He concurred with the earlier comments expressing their concerns regarding noise, lights, children's safety, and property value issues. Mr. Stuckey stated that he did not receive a notice regarding this public hearing either.

Mr. Michael Russell, 403 Creekside, McKinney, TX, asked why the change in zoning for the subject property. He asked if it would be that much better. Mr. Russell expressed concerns about additional traffic accidents at this location. He stated that a house represented a large portion of most people's assets and everyone likes to protect their property's value. Mr. Russell stated that he loved Whiskey Cake; however, he did not want one in his backyard. He asked the Commission if they had a chance to not have something that would impact probably financially and your safety if they would do the same thing that the Stonebridge Estates residents were doing at this meeting.

Ms. Penny Hawkins, 5801 N. Woodcreek Cir., McKinney, TX, stated that they moved to McKinney about 1 ½ years ago for all of the reasons that McKinney is the number one place to live in the nation. She stated that according the Whiskey Cakes website they are open until 2:00 a.m. on Fridays and Saturdays. Ms. Hawkins stated that the website showed that they just serve liquor on Mondays through Thursday from 11:00 p.m. to 12:00 midnight, Fridays and Saturdays from 12 midnight to 2:00 a.m., and Sundays 10:00 p.m. to 11:00 p.m. She stated that they did not want a location that only served liquor in the late hours backing up to their neighborhood and patrons on their street after drinking late at night. Ms. Hawkins express concerns about the lack of information

shared with the surrounding residents of what the developer plans to build on the subject property. She stated that she was in opposition to the rezoning request.

The following two residents turned in speakers cards in opposition of the proposed rezoning request; however, did not wish to speak during the meeting:

- Ms. Felicia Brown, 5800 Creekside Ct., McKinney, TX
- Ms. Deborah Landrum, 5800 N. Woodcreek Cir., McKinney, TX

Chairman Cox asked if there were any additional comments. Being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Zepp, the Commission unanimously approved the motion to close the public hearing, with a vote of 7-0-0.

Commission Member McCall asked if there was a distance between a church or a school and where a business was allowed to sell alcohol. Ms. Galicia stated that there were specific requirements, which were typically reviewed when a business was applying for an alcohol license. She believed that there was a required distance of at least 300' from front door to front door.

Commission Member Cobbel asked Staff to clarify why the surrounding residential property owners did not receive a notice for tonight's Planning & Zoning Commission meeting. Ms. Galicia stated that the blue line on the Location Map within the Staff report shows the 200' buffer. She stated that Staff was required to issue public notices to property owners within 200' of the subject property. Ms. Galicia stated that this case was originally scheduled for the May 24, 2016 Planning & Zoning Commission meeting. She stated that notices were issued 10 days prior to that meeting. She explained that due to that public hearing being continued and the item being tabled to this meeting, the notices did not have to be reissued. Ms. Galicia reiterated that the notices were issued for all properties within 200' for the May 24, 2016 meeting. She stated that she had a list of all properties within 200' if anybody wanted to view it.

Commission Member Cobbel asked Staff to go over the uses currently allowed and the uses that the proposed zoning would allow on the subject property. Ms. Galicia stated that the current zoning on the property was a "PD" – Planning Development District. She stated that it primary allowed for office uses; however, there was a stipulation that allowed retail for up to 5% of the total floor area of each building. Ms. Galicia stated that this

particular “PD” – Planning Development District does not refer back to the City’s Schedule of Uses; however, it specifies what would be allowed to be developed. She stated that this “PD” – Planning Development District would allow professional administrative offices that included, but not limited to, the following offices: doctors, dentist, attorneys, architects, engineers, insurance, real estate, travel agents, business or commercial school, institutions of education, government, religious buildings, clinics, medical, dental, banks or other financial institutions, and research or other scientific laboratories of primarily office nature.

Commission Member Cobbel asked if multi-family was an allowed use and read a portion of Ordinance #2000-11-092 Section 1. Ms. Galicia stated that the mentioned zoning ordinance was the current zoning on the subject property, however it was not the original Stonebridge Ranch zoning ordinance. She explained that Stonebridge Ranch first created a master plan for the community, then sectioned it off into different areas that follow different districts. Ms. Galicia stated that Stonebridge Ranch has come back several times to amended bits and pieces of the original master plan. She stated that this property was not intended for multi-family uses. Ms. Galicia stated that it follows a tread of “PDs” – Planning Development Districts, so you have to reference all of them. Mr. Brian Lockley, Director of Planning for the City of McKinney, briefly explained the zoning process and the permitted uses.

Mr. Lockley stated that all board and commission agendas must be posted at least 72 hours prior to the meeting per state law. He explained that agendas for the various City’s boards and commissions were posted on the City’s website along with other meeting documents.

Mr. Lockley explained that the City of McKinney did not require a neighborhood meeting when an application is submitted to the Planning Department. He stated that Staff usually suggests the applicant host a neighborhood meeting to speak with the residents; however, it was not a requirement. Mr. Lockley stated that the notices that go out the property owners within 200’ of a subject property are part of the public hearing process to allow the property owners to attend the meeting and speak during the public hearing or to provide information to Staff that can be provided to the board or commission.

Commission Member Cobbel mentioned that the City's website also had a list of recent submittals that individuals could view to see possible upcoming development. Mr. Lockley stated the submittal database can be accessed through the Planning Department's webpage on the City's website. He stated that Staff tries to provide as much information to the public in various formats. Mr. Lockley stated that the City of McKinney does a better job than other cities in providing information based on his past experience working at other cities. He stated that Staff was available to discuss the various ways the public can receive information about upcoming projects.

Commission Member Smith asked if any other areas of Stonebridge Ranch had been rezoned to "C1" – Neighborhood Commercial District. Ms. Galicia said yes.

Commission Member Cobbel asked for clarification on the 5% of retail use that was currently allowed on the property. Ms. Galicia stated that was defined in the original "PD" – Planning Development District.

Vice-Chairman Zepp asked if the "PD" – Planning Development District specified height limitations on the buildings. Ms. Galicia stated that the height limitation was 35'; however, the height could be increased by 1' for each 1' that required yards are increased. She stated that the height would be limited to 35'; however, no building would be taller than eight stories. Ms. Galicia stated that the proposed "C1" – Neighborhood Commercial District also had a 35' height limit requirement.

Vice-Chairman Zepp asked if all commercial or retail structures within Stonebridge Ranch must comply with their architectural standards. Ms. Galicia stated that they must comply with the City's standard architectural requirements and also the Stonebridge Ranch Homeowners Association (HOA) architectural requirements.

Commission Member Cobbel asked if a possible restaurant on the subject property would be allowed to sell alcohol until 2:00 a.m. Ms. Galicia explained that the Planning Department did not regulate how late an establishment could serve alcohol. She stated that the Planning Staff did not review whether or not the establishment had a permit to sell alcohol when Staff reviews zoning or site plan submittals. Mr. Brian Lockley stated that the Texas Alcoholic Beverage Commission (TABC) regulates the selling of alcohol. He stated that how late they can sell alcohol depends on the type of permit that they obtained. Vice-Chairman Zepp stated that if the establishment was an allowable use on

the property and was following the regulations set by the City of McKinney and the Texas Alcoholic Beverage Commission (TABC) then he did not see an issue with it.

Chairman Cox stated that several public speakers had mentioned traffic issues on Ridge Road. He asked where in the process a traffic study would be completed. Ms. Galicia stated that the applicant was currently going through the rezoning request process. She stated that at this point the City does not require a site plan; however, the applicant had submitted a proposed site plan. Ms. Galicia stated that Staff had only reviewed it once and there are various things that the applicant needed to address. She stated that the applicant was also still in the design process of trying to determine the distribution of uses, building orientation or location; which is typically done during the site plan process. Ms. Galicia stated that the applicant should be resubmitting the site plan after the rezoning request is approved. She stated that a site plan for this property would need to meet all of the zoning regulations. Ms. Galicia stated that the Engineering Department would then look at how it impacts traffic.

Commission Member McCall asked if athletic clubs would be an allowable use under the current zoning on the property. He also asked if the rezoning request was primarily to allow a restaurant on the site. Ms. Galicia stated that they needed to rezone the property for both the proposed athletic club and restaurant. She stated that an athletic club would be considered a retail use; therefore, it could only take up 5% of the structures floor space. Ms. Galicia stated that would not allow enough space for an athletic club.

Chairman Cox wanted to clarify that several issues were discussed during the meeting regarding the rezoning request and also a site plan. He asked if the rezoning request was approved if the site plan would then come before the Planning & Zoning Commission. Ms. Galicia stated that land uses were the only thing being considered with this rezoning request. She stated that the site plan would be submitted to the Planning Department and would then be approved administratively by Staff, unless they request a variance or any request that would need to come before the Planning & Zoning Commission to be approved.

Chairman Cox requested that the applicant, Mr. Arlyn Samuelson, come back up to address some comments and questions raised during the meeting.

Mr. Samuelson stated that the proposed development focuses around the fitness center that was not allowed by the current zoning on the subject property. He stated that they also wanted to incorporate in some office uses which were allowed in the current zoning. Mr. Samuelson stated that they felt a restaurant would be supported by the surrounding neighbors, since there was not much in the area. He stated that the Staff report stated that no letters of opposition had been received by Staff. Mr. Samuelson suggested tabling the request to allow them to meet with the surrounding property owners to discuss the proposed development and try to address some of their concerns. He stated that the last thing that the developer wanted to do was be a bad neighbor, especially since he lives in the neighborhood. Mr. Samuelson offered to answer questions.

Commission Member Smith thanked the surrounding residents for attending the meeting and voicing their concerns. She stated that a change in the zoning could significantly impact their properties and this was an important part of the process. Commission Member Smith stated that she was glad to hear the applicant's willingness to table the request to meet with the neighbors to try to come up with a win-win situation for the developer to develop their property and the resident's right to speak on any zoning changes.

Vice-Chairman Zepp felt it was appropriate to table the item. He stated that while the property owner has a wide latitude to develop their property, you must also take into account the surrounding property owners who purchased their properties knowing that the subject property was zoned a certain way and had certain expectations for how it might be developed.

Commission Member Smith wanted to verify that if the item was tabled that property owners within 200' of the subject property would be noticed for the next meeting. Mr. Lockley stated that new notices would go out since tonight's public hearing had been closed.

Commission Member Mantzey stated that the City did a fine job of getting information out to the public using multiple platforms.

Commission Member Smith stated that the City strives to be transparent. She stated that there was a comment made about the meeting agenda being available on the

Friday prior to the meeting. Commission Member Smith stated that the Commission also gets the agenda and packet on that Friday when it is posted on-line.

Vice-Chairman Zepp stated that the Commission also had to do homework on every item on the agenda.

Chairman Cox thanked the citizens and property owners taking the time to attend the meeting. He stated that he appreciated Mr. Samuelson calling the developer to discuss tabling the item.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission unanimously approved the motion to table the item indefinitely, with a vote of 7-0-0.

16-145MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor-Replat for Lot 14R, Block C, of the Millie Muse Addition, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Church Street

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed minor replat. He stated that Staff recommends approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Frank Hise, 9 Prado Verde Dr., Lucas, TX, concurred with the Staff report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the minor replat as recommended by Staff, with a vote of 7-0-0.

16-141Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located at 904 Baker Street

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Richard Doss, Tenth Street Investments, LP, 2908 Golden Meadow Ct., McKinney, TX, concurred with the Staff report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 19, 2016.

**16-053SP Conduct a Public Hearing to Consider/Discuss/Act on a
Site Plan for an Office Building, Located at 400 West
Virginia Street**

Mr. Aaron Bloxham, Planning I for the City of McKinney, explained the proposed site plan request and a brief history of the existing building that was built in 1965 on the site. He stated that a letter of opposition was included in the Staff report. Mr. Bloxham stated that typically site plans were administratively approved; however, the applicant was requesting a variance to the Zoning Ordinance to continue using the existing screening to screen the property from an adjacent residential property. He stated that there was adequate parking on the site that no additional parking was required for the new construction. Mr. Bloxham stated that the back of the parking lot curb was less than two feet from the property line, which would not provide adequate space to provide an approved screening device. He stated that the Chamber of Commerce currently meets in this building. Mr. Bloxham stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report. Mr. Bloxham offered to answer questions.

Commission Member Smith asked if there was adequate parking or excess parking on the site. Mr. Bloxham stated that he believed there would be one excess parking space.

Commission Member McCall asked about the three photographs shown on the Existing Conditions page of the Staff report. Mr. Bloxham explained where these photographs were located.

Commission Member McCall asked if there would be additional lighting added to the site that could cause an issue for the surrounding neighbors. Mr. Bloxham deferred the question to the applicant.

Commission Member Smith briefly discussed rose bushes planted on the property and that they did not cover the whole fence area. Mr. Bloxham stated that was correct.

Mr. Matthew King, 1212 Cabernet, Allen, TX, stated that this project had been approved and permitted by the City of McKinney and was currently under construction. He stated that the screening issue was brought to their attention halfway through construction. Mr. King stated that this request was requesting a variance to the Zoning Ordinance to continue using the existing screening material being used on the property. He offered to answer questions. There were none.

Mr. Cox opened the public hearing and called for comments.

Mr. Mark Heinrich, 409 W. Virginia St., McKinney, TX, stated that he lives across the street from the subject property. He questioned the proper sequence of events for conducting a public hearing regarding a site plan, site plan approval, and start of construction. Mr. Heinrich asked if the proper process was followed. He questioned if the proper process was not followed then what actions would be taken. Mr. Heinrich asked why construction was allowed to continue prior to the public hearing. He asked what the impact of the surrounding resident's discussion and/or opposition would have on this request. Mr. Heinrich stated that he opposed the request.

Ms. Robyn Schneider, 414 W. Virginia St., McKinney, TX, stated that she lives on the west side of the subject property. She spoke in opposition to the request due to increase in traffic, noise, and trash in their yard. Ms. Schneider stated that these issues did not start a few months back when the new construction started. She stated that the property use to be gated in the back. Ms. Schneider stated that when Mr. Don Day purchased the property they took the gate down, which allowed people to drive through the parking lot as a shortcut. She stated that they can see and hear a lot of what goes on in the parking lot, since the chain link fence was missing some of the wooden slates and it was not adequately screened. Ms. Schneider stated that people park in the parking lot drinking, playing loud music, and talking. She stated that they have requested that people in the parking lot that were causing issues to leave or they would call the Police Department on them. Ms. Schneider stated that the employees and visitors at the subject property seem to have forgotten that the parking lot is next to residential neighborhood. She stated that they have issues with the people throwing various trash into their yard.

Ms. Schneider stated that she does not feel comfortable letting her dogs play in the backyard now. She stated that this might seem like a slight annoyance to some people; however, these issues happen all the time now. Ms. Schneider was worried that the new construction might make a bad situation even worse.

Mr. Jerry Schneider, 414 W. Virginia St., McKinney, TX, stated that they had lived at this location for approximately 23 years. He stated that the developer claims that the existing landscaping acts as a barrier; however, he disagreed. Mr. Schneider stated that the landscaping on the north end was high canopy trees and old chain link fence that you can see through. He stated that the south end of the parking lot did not have any fencing; however, there were four Redbud trees with some lilies, daffodils, and irises in this area. Mr. Schneider stated that greenspace had been removed, several hundred square feet of concrete had been removed, and the parking lot had been redesigned and rebuilt during the new construction. He felt that there could be some adjustments made to the parking lot to allow for adequate screening between the surrounding residential neighbors. Mr. Schneider did not believe that there was a hardship for this variance request.

Ms. Gisella Olivo, 407 W. Virginia St., McKinney, TX, turned in a speaker's card in opposition to this request; however, did not wish to speak during the meeting.

On a motion by Vice-Chairman Zepp, seconded by Commission Member Cobbel, the Commission unanimously approved the motion to close the public hearing, with a vote of 7-0-0.

Commission Member Smith asked about the parking on the site. Mr. Bloxham stated that there were 41 parking spaces required per the ordinance. He stated that 53 parking spaces were being proposed on the site. Mr. Bloxham stated that would leave 12 extra spaces. He stated that 20 parking spaces could be lost along the western property line if City approved screening materials were required. Mr. Bloxham stated that would cause the parking lot not to be adequate for the new construction.

Commission Member Smith asked about the designated parking spaces in the lot. Mr. King stated that those labeled parking spaces on the west side of the parking lot were for the tenants of the building.

Vice-Chairman Zepp asked about the permitted screening materials. Mr. Bloxham stated that solid six feet masonry wall or a wrought iron fence with masonry columns spaced a maximum of 20' on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect. He stated that any other screening material would need approval by the Planning & Zoning Commission.

Chairman Cox wanted to clarify that if a masonry wall or wrought iron fence were required on the western property line, then the parking lot would lose 20 parking spaces. Mr. Bloxham said yes.

Chairman Cox asked if there was a fire lane at the back of the western facing parking spaces. Mr. Bloxham said yes, there is a 24' drive aisle located along the western parking spaces and if the fence makes the parking shift you would lose parking spaces on one of the two sides of the drive aisle.

Mr. King stated that to install the required screening would cut the roots of the six to seven hardwood trees and he did not feel that was feasible. Mr. Schneider felt the parking lot could be reconfigured to address the issue.

Commission Member Smith stated that the current fence was unsightly and in disrepair. She asked what the plan was to repair the fence and upgrade the view.

Commission Member Smith stated that there was some living plants and trees around the property line between the subject property and the Schneider's property; however, there were large sections where there was not any landscaping. She stated that she could easily see through these areas into the Schneider's backyard. Mr. King stated that the property owner offered to build a new wood slate fence on the existing chain link posts which he felt would address some of their concerns. He stated that the fence would not be able to run all the way to the property corner due to site line setbacks. Commission Member Smith stated that adding the wood fence to the existing posts was an excellent solution. She felt it was a win-win for the developer and the surrounding property owners.

Commission Member Kuykendall agreed with Commission Member Smith's comments and stated that she appreciated the applicant's willingness to make this change to the screening for the subject property.

Chairman Cox suggested that it might help if the applicant engaged to some degree with the surrounding property owners.

On a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission voted unanimously to recommend approval of the site plan per Staff's recommendations with the condition that the property owner build a six foot tall wooden screening fence per City Code along the western property line, with a vote of 7-0-0.

16-058SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Service Station (CST Corner Store), Located Approximately 300 Feet East of Stonebridge Drive and on the South Side of U.S. Highway 380 (University Drive)

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that Staff recommended approval of the proposed specific use permit with a special ordinance provision listed in the Staff report. Ms. Galicia offered to answer questions. There were none.

Mr. Barry Guttridge, 1101 Central Expwy. S., Allen, TX, stated that the proposed specific use permit was to allow seven gas pumps on site instead of six gas pumps. He concurred with the Staff report and offered to answer questions. There were none.

Ms. Galicia clarified that the proposed specific use request was to allow a service station in general on the property and the request was not to increase the number of gas pumps allowed at the site. Commission Member Mantzey wanted to clarify that the current zoning on the property did not allow a service station by right. Ms. Galicia stated that was correct.

Chairman Cox opened the public hearing and called for comments. There were none.

Commission Member Mantzey asked about the City's regulations regarding all night lighting near residential development. Ms. Galicia stated that lighting was not allowed to glare onto adjacent properties within the city's lighting requirements, but would defer to the applicant to answer any question associated with lighting on the site. Mr. Guttridge stated that he was not aware of the specific lighting requirements; however, they plan to hire a lighting engineer that would address the City's lighting requirements.

Commission Member Mantzey asked if the closest house was about 500 feet from the proposed service station. Mr. Guttridge stated that to the east of the property there

is an existing creek with some natural landscaping that would act as a buffer. Ms. Galicia stated that the closest house was approximately 421 feet.

Commission Member Mantzey asked if the City had any concerns regarding egress onto Highway 380 (University Drive). Ms. Galicia stated that the Engineering Department had generally approved the driveway at this location. She stated that they would be reviewing specific details during the Civil Review process. Ms. Galicia stated that this should be the only driveway for this development along US Highway 380.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to recommend approval of the specific use permit as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 19, 2016.

END OF THE REGULAR ITEMS AND PUBLIC HEARING ITEMS

Mr. Brian Lockley, Director of Planning for the City of McKinney, welcomed Danielle Quintanilla and Melissa Spriegel, two new Planners to the City of McKinney Planning Department.

There being no further business, Chairman Cox declared the meeting adjourned at 7:59 p.m.

BILL COX
Chairman



16-110PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Parcel 1505, Lot 1 Block A, Located Approximately 900 feet North of Virginia Parkway and 70 feet West of Independence Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 28, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Aaron Bloxham, Planner I

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to provide the filing information for the temporary drainage easement located along the North and Eastern property lines, subject to review and approval of the City Engineer.
3. The applicant revise the plat to provide the filing information for the drainage easement located along the North property line, subject to review and approval of the City Engineer.
4. The applicant revise the plat to provide the filing information for the wall maintenance easement located on the Northwest corner of the property, subject to review and approval of the City Engineer.
5. The applicant revise the plat to provide the filing information for the offsite

access easement located, subject to review and approval of the City Engineer.

6. The applicant revise the plat to provide a pedestrian access easement for the hike and bike trail along the eastern property line.

APPLICATION SUBMITTAL DATE: April 11, 2016 (Original Application)
June 7, 2016 (Revised Submittal)
June 14, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 5.41 acres into 1 lot for water storage tank.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Parcel 1505, Lot 1 Block A, Located Approximately 900 feet North of Virginia Parkway and 70 feet West of Independence Parkway.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to provide the filing information for the temporary drainage easement located along the North and Eastern property lines, subject to review and approval of the City Engineer.
3. The applicant revise the plat to provide the filing information for the drainage easement located along the North property line, subject to review and approval of the City Engineer.
4. The applicant revise the plat to provide the filing information for the wall maintenance easement located on the Northwest corner of the property, subject to review and approval of the City Engineer.
5. The applicant revise the plat to provide the filing information for the offsite access easement located, subject to review and approval of the City Engineer.
6. The applicant revise the plat to provide a pedestrian access easement for the hike and bike trail along the eastern property line.

APPLICATION SUBMITTAL DATE: April 11, 2016 (Original Application)
June 7, 2016 (Revised Submittal)

June 14, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 5.41 acres into 1 lot for water storage tank.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat/replat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Fossil Creek at Westridge #2
West	"PD" – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Independence Pkwy, 120' Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Not applicable

Hike and Bike Trails: Required along Independence Pkwy

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: As Determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to issuance of a permit:

- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☒ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☐ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.

BECKTON

PD

TIMBER WOLF

PRAIRIE DOG

Subject
Property

BEAVER DAM

MOCCASIN CREEK

COYOTE PASS

COTTONTAIL

PRONGHORN

COPPERHEAD

BLACK BEAR

INDEPENDENCE

PD

VIRGINIA

BENNET

BLUESTEM

HORSESHOE

RIVERSTONE

BRIDGEWATER

ROSE GARDEN

RUGBY

NOEL

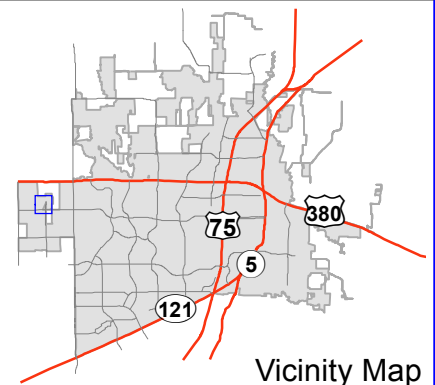


0 250 500
Feet



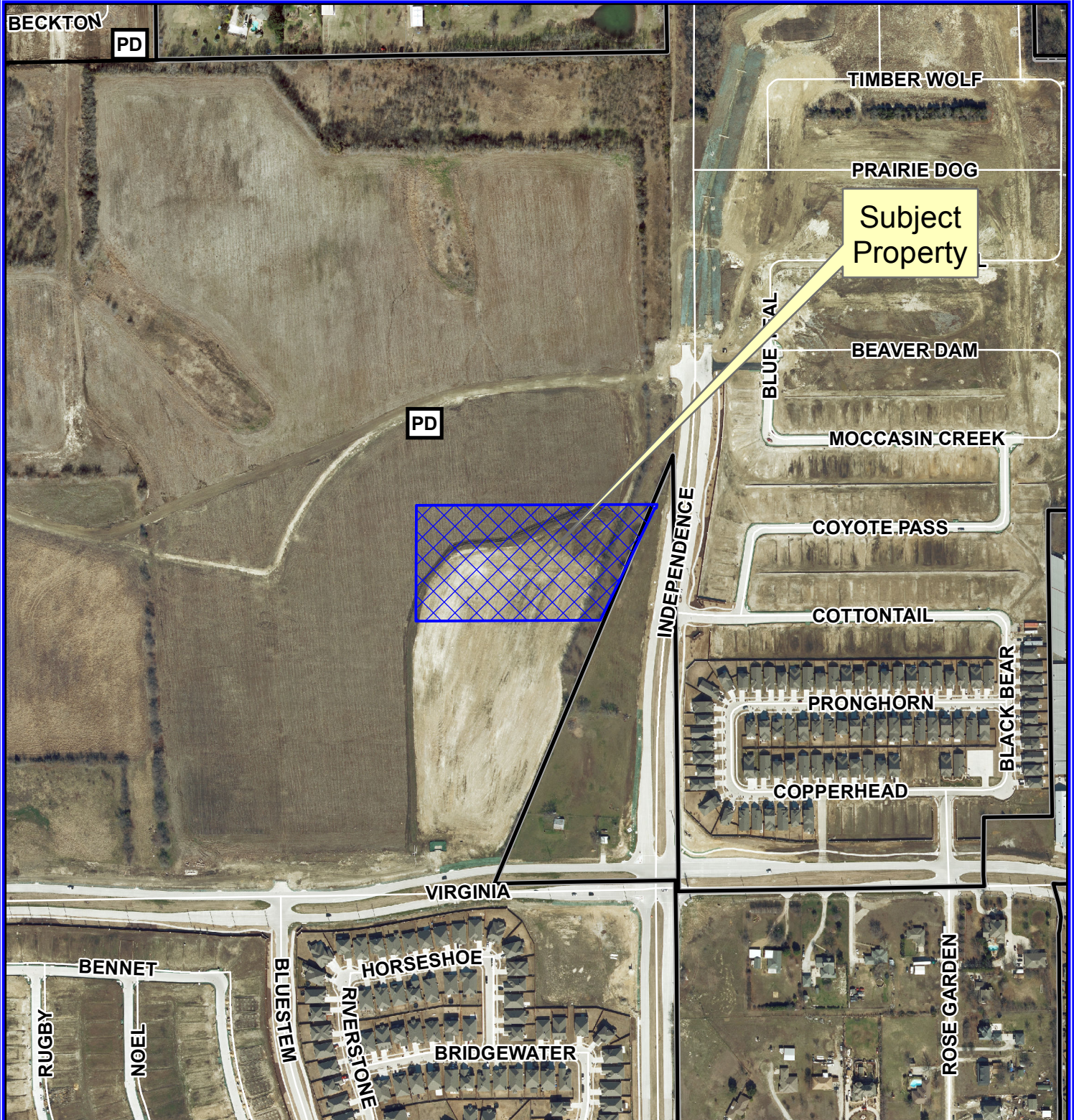
Location Map

Case: 16-110PF



Vicinity Map

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

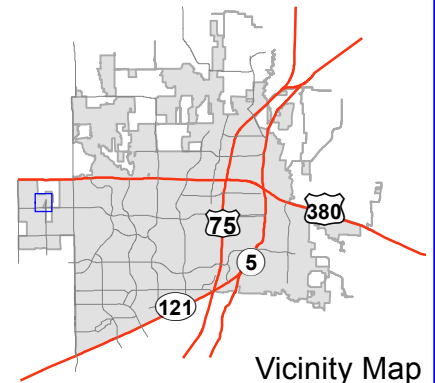


0 250 500
Feet



Location Map

Case: 16-110PF



PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

June 3, 2016

City of McKinney Planning Department
221 N. Tennessee
McKinney, TX 75069

Attn: Michael Quint, Director of Planning

Re: 16-110RP
Notice of Intent – Pre-Final Plat
Westridge Development
Lot 1, Block A – Parcel 1505 Addition

Dear Mr. Quint:

We are hereby requesting on behalf of DR Horton – Texas, LTD, the review and approval of the attached Pre-Final Plat as referenced above. The subject property, consisting of 5.414 acres of land, is located along the west edge of Independence Parkway, north of Virginia Parkway, and is east of Bluestem Drive. It borders the eastern and southern limits of the Highlands at Westridge Phase 8. Pursuant to the approved zoning, the tract will be zoned R-1 and contains 1 commercial lot.

This plat is for a portion of Parcel 1505 (zoned R-1) and is a one lot plat is in conformance with the approved Planned Development (*Second Amended and Restated Development Agreement*) for west of custer portion of the overall planned development) and the requirements of the newly adopted amendment to this developer agreement.

This plat is intended for the conveyance of this property to North Texas Municipal Water District and meets the requirements set forth in Section X of the **"Second Amended and Restated Development Agreement"** for west of custer portion of the overall planned development.

Please find an attached check for the following application fee for this submittal:

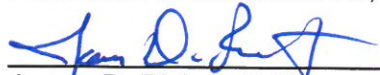
Record Plat - \$335.00

Also, this property lies with the 11B01/Planning Area 15 area that was grandfathered under the previous tree ordinance (No. 2006-10-115) for tree permitting requirements. Only quality trees greater than 6" require protection under this grandfathered ordinance.

Do not hesitate to contact me should you have any questions or require additional information. Please copy j.d.richey@att.net will all comments and responses.

Sincerely,

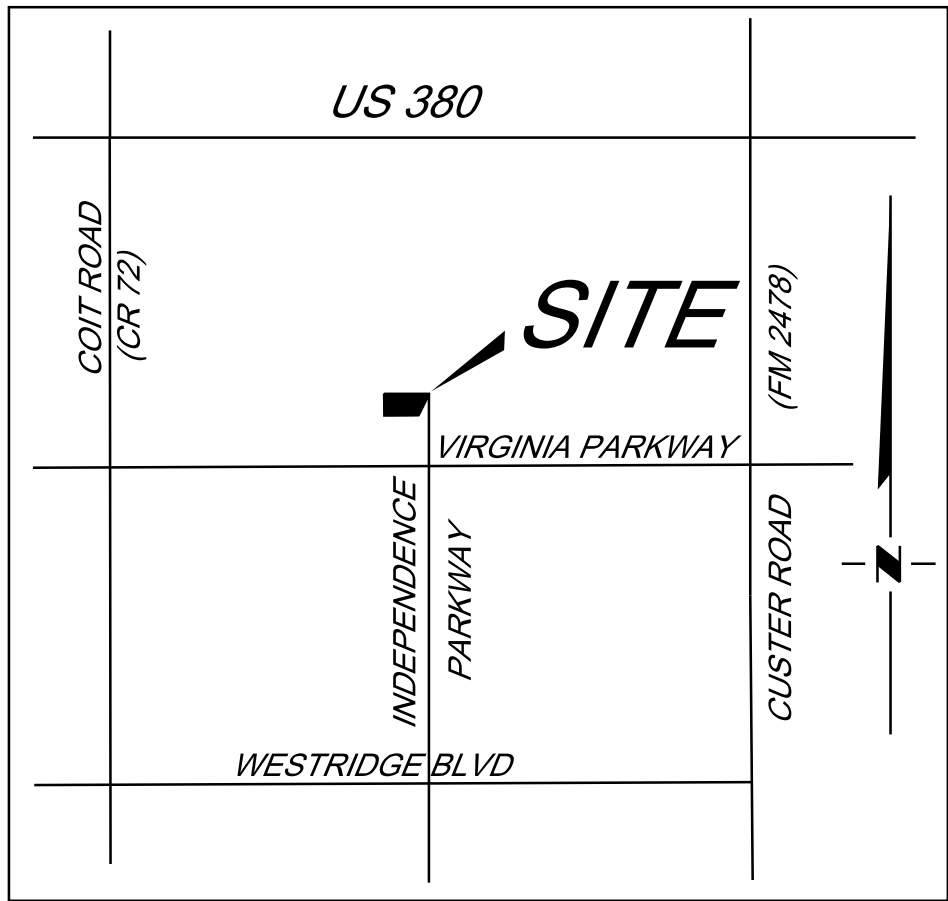
PETSCHE & ASSOCIATES, INC.



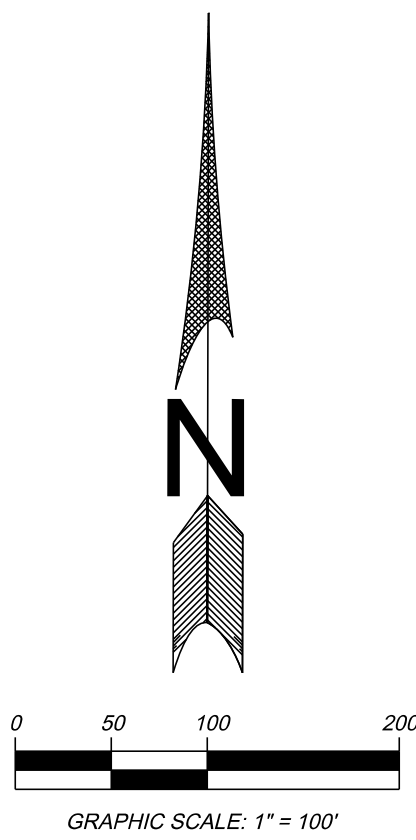
James D. Richey, P.E.

Vice President

cc: A/A File



Vicinity Map
NO SCALE

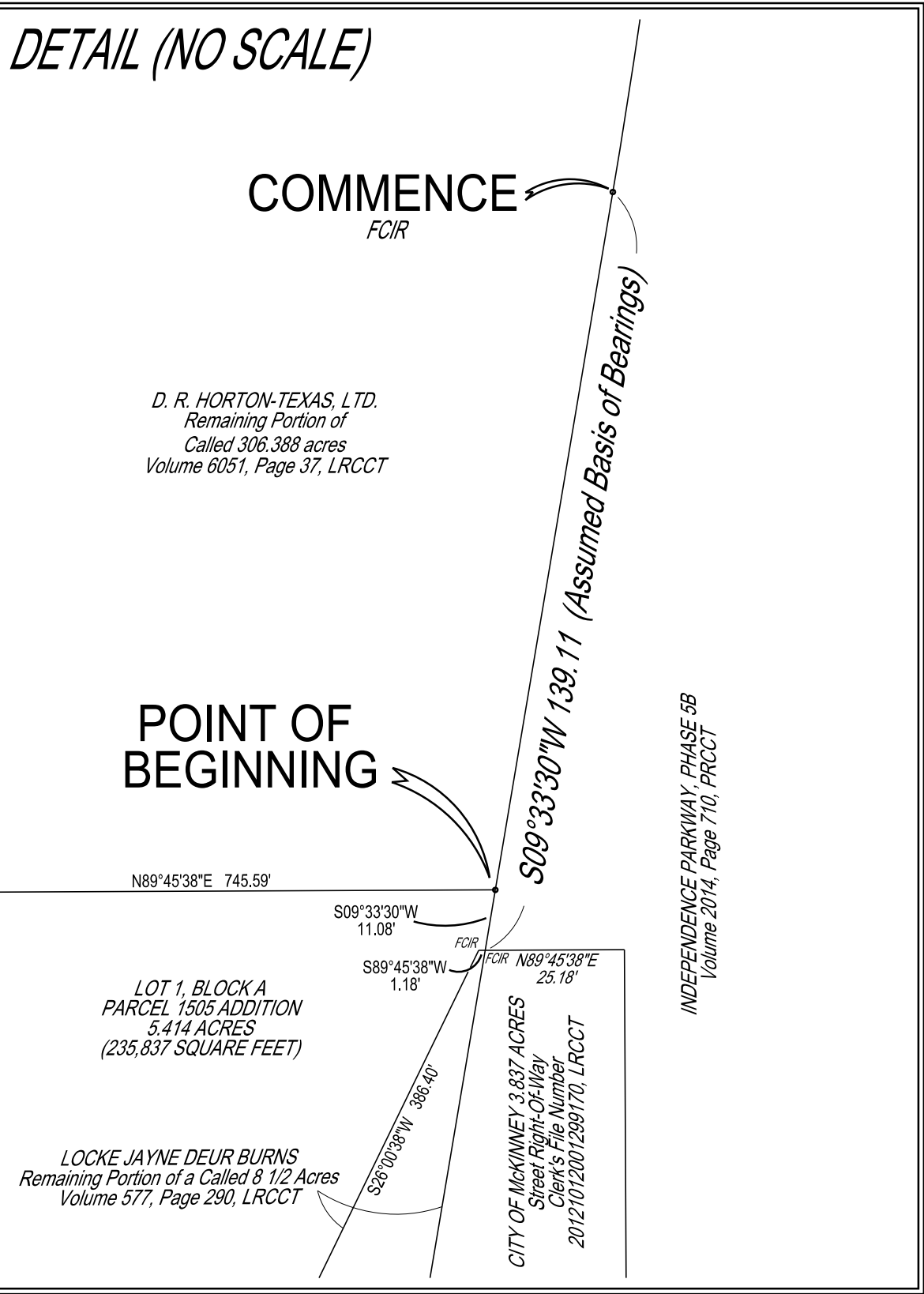


Legend

- PARCEL BOUNDARY
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- 1/2" FOUND CAPPED IRON REBAR (PETSCH & ASSOC. INC.)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- RADIUS OF CURVE
- ARC LENGTH OF CURVE
- LAND RECORDS OF COLLIN COUNTY, TEXAS
- PLAT RECORDS OF COLLIN COUNTY, TEXAS
- N - 1000000.00
E - 1000000.00
- STATE PLANE COORDINATES
- ROAD NAME CHANGE

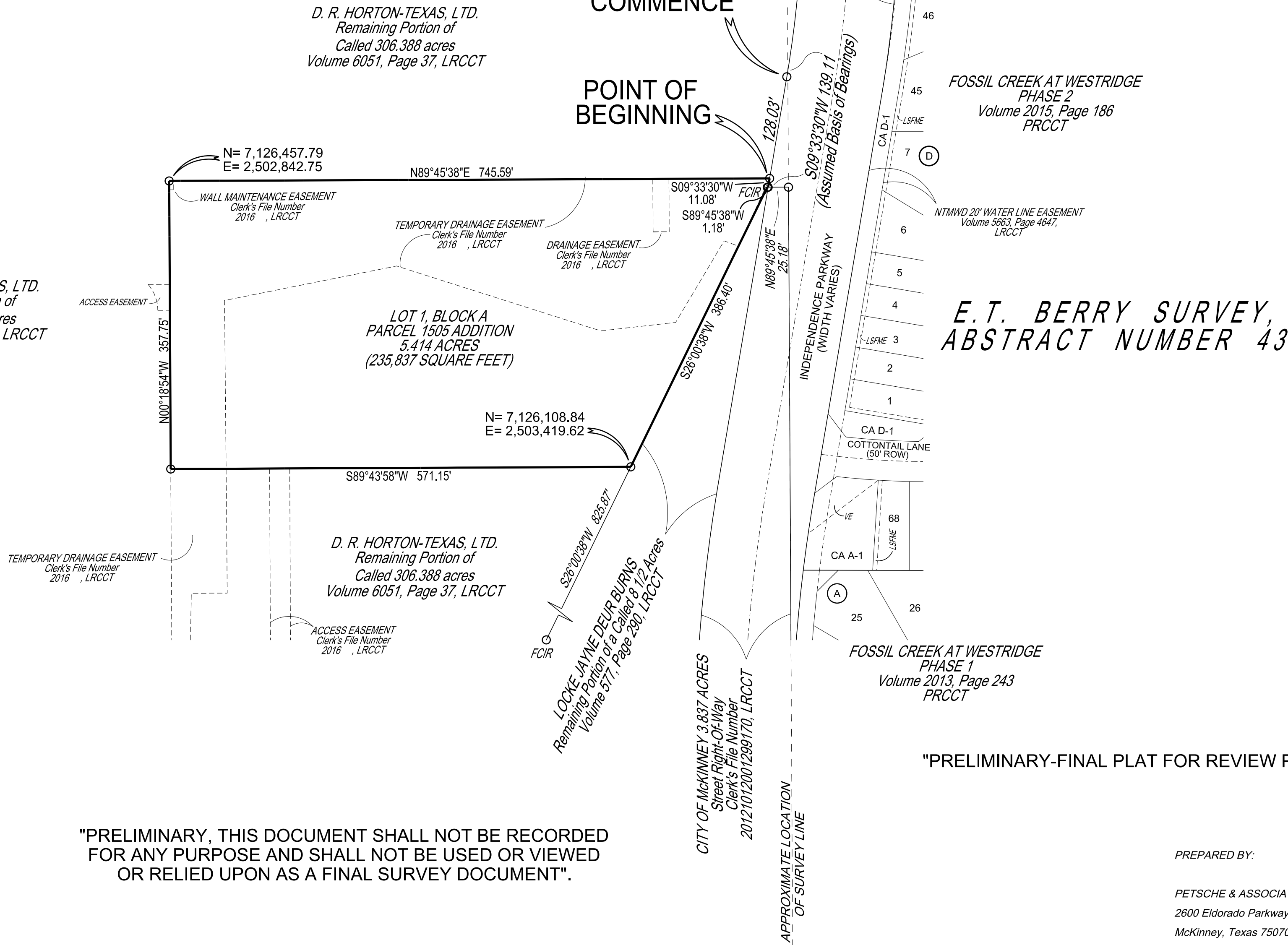
SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0255J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
- 2.) All bearings and distances are as measured in the field on the date of this survey.
- 3.) Where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 4.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations on November 19, 2003, using City of McKinney Monuments CM 12 and CM 16 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 5.) Subject to the terms, conditions, provisions and stipulations of "SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MCKINNEY, TEXAS, D. R. HORTON-TEXAS, LTD. (as Transferee of CUSTER WEST PARTNERS, L.P.), BLUE STAR COIT 32, LLC, AND 206 MCKINNEY, LLC, FOR THE WEST OF CUSTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS STONEBRIDGE RANCH f/k/a THE FLYING "M" RANCH PLANNED DEVELOPMENT" dated October 28, 2011, as recorded in Clerk's File Number 20111028001164070 of the Land Records of Collin County, Texas.
- 6.) All purposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.



WILLIAM McCARTY SURVEY,
ABSTRACT NUMBER 575

D. R. HORTON-TEXAS, LTD.
Remaining Portion of
Called 306.388 acres
Volume 6051, Page 37, LRCCT



"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

DESCRIPTION:

WHEREAS, D.R. HORTON-TEXAS, LTD., a Texas limited partnership, is the owner of a 5.414 acre tract of land situated in the WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575, in the City of McKinney, Collin County, Texas, being part of the remaining portion of a called 306.388 acre tract described in a deed to D.R. HORTON-TEXAS, LTD., as recorded in Volume 6051, Page 37 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows;

COMMENCE at a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at a point of curvature in the east line of said HORTON tract, same being in the west line of INDEPENDENCE PARKWAY, PHASE 5B, according to the Record Plat thereof, as recorded in Volume 2014, Page 710 of the Plat Records of Collin County, Texas;

THENCE S 09°33'30" W along the east line of said HORTON tract, same being the west line of said INDEPENDENCE PARKWAY a distance of 128.03 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at the POINT OF BEGINNING of the herein described tract of land;

THENCE continue S 09°33'30" W along said common line a distance of 11.08 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the northeast corner of the remaining portion of a called 8 1/2 acre tract described in a deed to LOCKE JAYNE DEUR BURNS, as recorded in Volume 577, Page 290 of the Land Records of Collin County, Texas, same being the northwest corner of a called 3.837 acre tract described in a deed to THE CITY OF MCKINNEY, as recorded in Clerk's File Number 20121012001299170 of the Land Records of Collin County, Texas;

THENCE S 89°45'38" W along a south line of said HORTON tract, same being the north line of said BURNS tract a distance of 1.18 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner;

THENCE S 26°00'38" W along the east line of said HORTON tract, same being the west line of said BURNS tract a distance of 386.40 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE S 89°43'58" W departing said common line a distance of 571.15 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 00°18'54" W a distance of 357.75 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 89°45'38" E a distance of 745.59 feet to the POINT OF BEGINNING, containing 5.414 acres (235,837 SQUARE FEET) of land, MORE OR LESS.

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, D. R. HORTON - TEXAS, LTD., a Texas limited partnership, do hereby adopt this Preliminary Final Plat, designating the hereon described property as LOT 1, BLOCK A, PARCEL 1505 ADDITION an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easments the pedestrian and bicycle access easements, the storm drainage easements, the water main easement, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of the City of McKinney, and all public utilities desiring to use same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, without the necessity, at any time, of procuring the permission of anyone. The streets will also be public utility and storm sewer easements.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2016, A.D.

D. R. HORTON - TEXAS, LTD., a Texas limited partnership

BY:

NAME: David L. Booth
TITLE: Assistant Vice President
D. R. HORTON - TEXAS, LTD.

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David L. Booth, Assistant Vice President of D. R. HORTON - TEXAS, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, William Boyd Kisinger, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY".

William Boyd Kisinger
Registered Professional Land Surveyor
State of Texas
Certificate Number 4352

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Boyd Kisinger, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY-FINAL PLAT
LOT 1, BLOCK A
PARCEL 1505 ADDITION

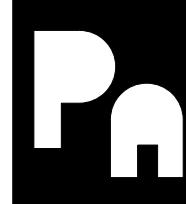
BEING 5.414 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

D. R. HORTON - TEXAS, LTD.
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607-4244



PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm - F-3252
Texas Registered Surveying License Number - 10091600
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: JLB	Date: APRIL, 2016	SCALE: 1" = 100'	JOB NUMBER: 06218-11	SHEET 1	OF 1
Prepared by:	Checked by: WBK				



16-131PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Crutcher Crossing Addition, Located on the Southwest Corner of Virginia Parkway and Crutcher Crossing

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 28, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Aaron Bloxham, Planner I

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: April 25, 2016 (Original Application)
May 9, 2016 (Revised Submittal)
May 26, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.97 acres into 2 lots for commercial uses.

SUPPORTING MATERIALS:

[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)

Proposed Preliminary-final Plat

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Crutcher Crossing Addition, Located on the Southwest Corner of Virginia Parkway and Crutcher Crossing

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: April 25, 2016 (Original Application)
May 9, 2016 (Revised Submittal)
May 26, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 6.97 acres into 2 lots for commercial uses.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use

Subject Property	"C1" – Neighborhood Commercial District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2000-03-022 and "RS-84" – Single Family Residential District (Residential Uses)	Brookview Subdivision and Parkway Baptist Church
South	"PD" – Planned Development District Ordinance No. 1996-11-47 (Residential Uses)	Stone Brooke Crossing Subdivision
East	"PD" – Planned Development District Ordinance No. 97-05-34 (Office Uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2009-10-074 (Office Uses)	Advanced Foot & Ankle Center

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Pkwy, 120' Right-of-Way, Major Arterial

Crutcher Crossing, 60' Right-of-Way, Collector

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Virginia Pkwy and Crutcher Crossing

Hike and Bike Trails: Not applicable

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and
Ordinance No. 2013-12-118)

Median Landscape Fees: Applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: As Determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to issuance of a permit:

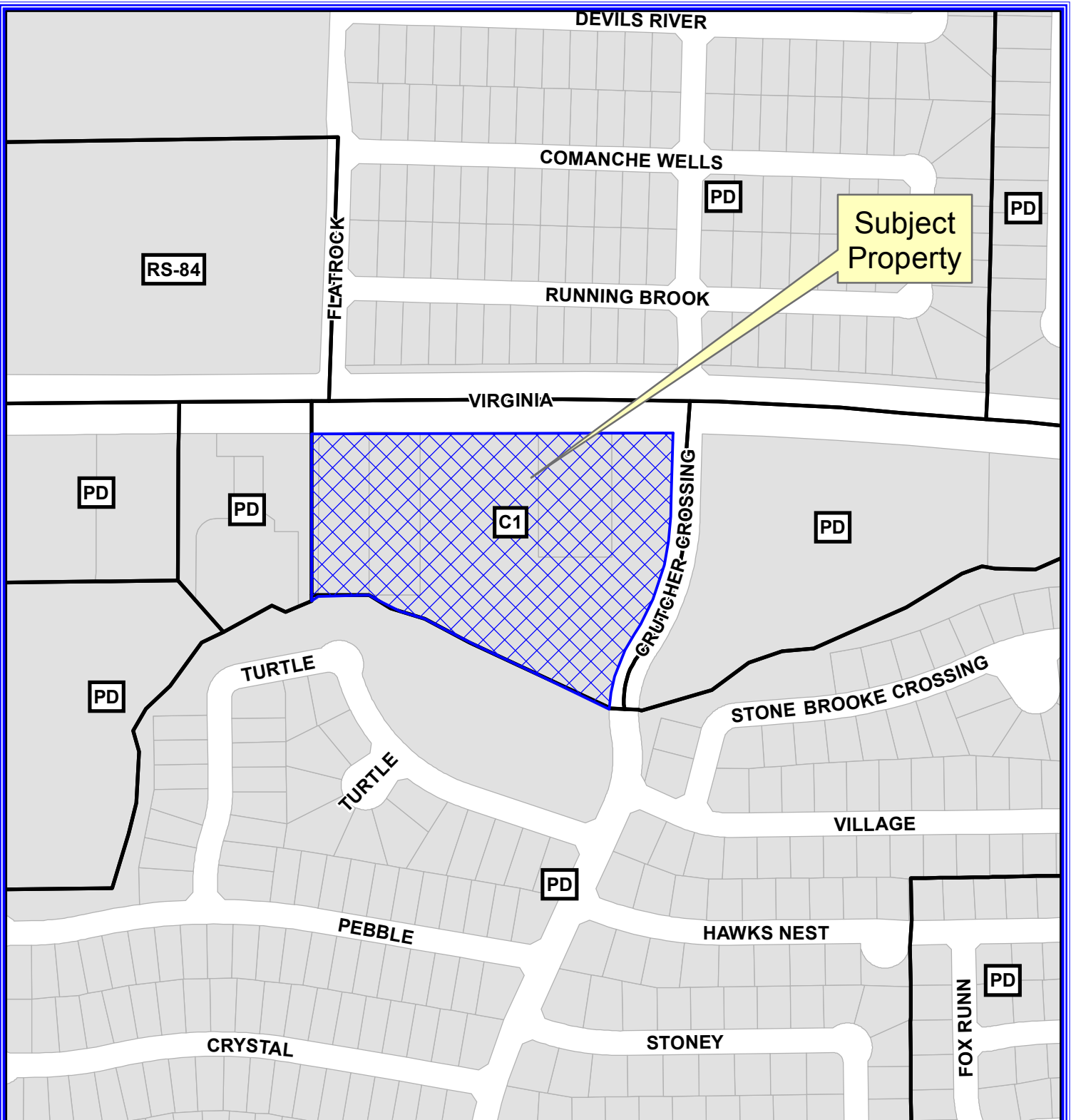
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☐ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☐ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☐ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.

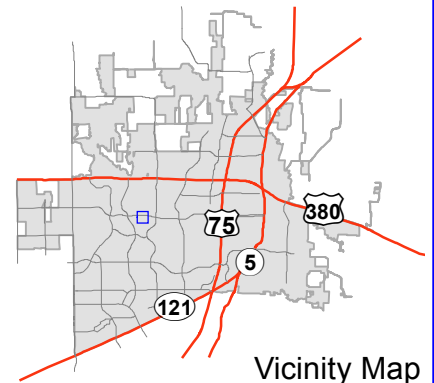


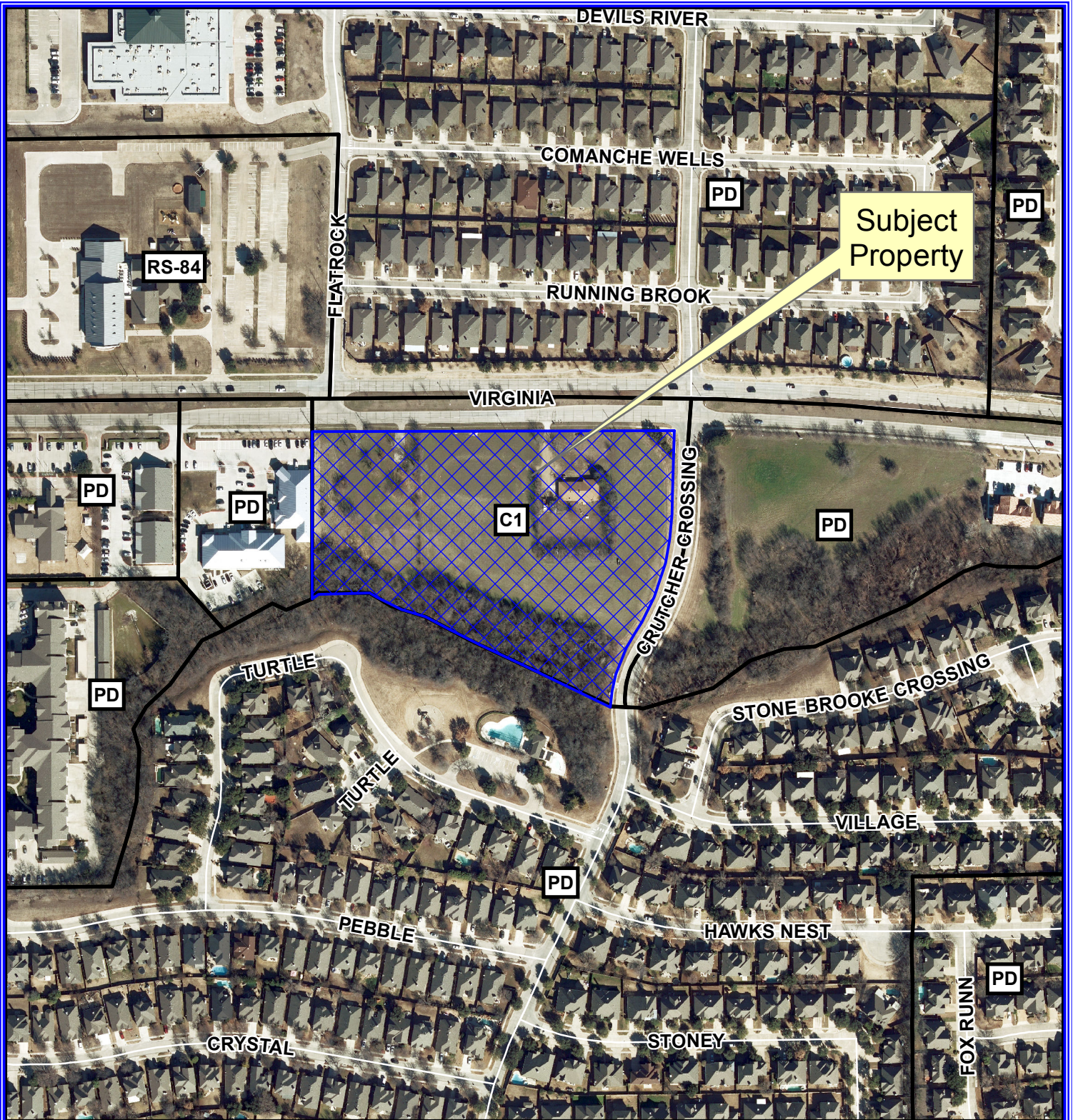
0 160 320 Feet



Location Map

Case: 16-131PF



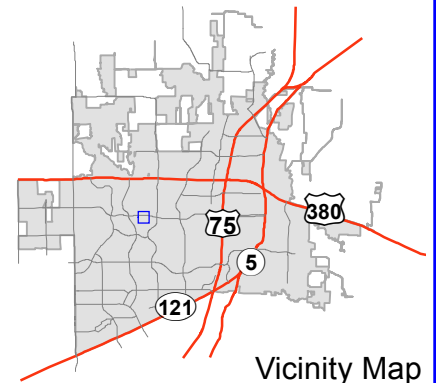


0 160 320
Feet



Location Map

Case: 16-131PF





May 9, 2016

City of McKinney Planning Department
221 N Tennessee
McKinney, TX 75069

RE: *Letter of Intent – Site Plan Submittal*
Approximately 6.9 Acres
SW Corner of Virginia Pkwy and Crutcher Crossing

To Whom It May Concern:

Please accept this correspondence as the formal Letter of Intent for our submittal of a Preliminary-Final Plat Application for the approximately 6.9 acres located directly at the southwest corner of Virginia Parkway and Crutcher Crossing and is currently zoned as C1 – Neighborhood Commercial District Zoning. Our intent is for the replat application to be presented to Planning and Zoning Commission on May 24th, 2016.

The Preliminary Replat will divide the property into two lots. Lot 1, Block A, will consist of 5.623 AC and Lot 2, Block A, of 1.353 AC. A senior living facility with 73 assisted living units and 18 memory care units will be built on lot 1. Site Plan for this development is currently under review with the city and is soon to be approved and construction documents have been submitted.

Thank you for your time and consideration in this matter. Please contact me at (972) 335-3580 or david.kochalka@kimley-horn.com should you have any questions.

Sincerely,

Applicant
David Kochalka, P.E.
Engineer

RECEIVED

By Planning Department at 3:08 pm, May 09, 2016

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS **CRUTCHER PARTNERS, LTD.**, is the owner of a tract of land situated in the James McReynolds Survey, Abstract No. 578, City of McKinney, Collin County, Texas, and being a portion of the following tracts of land:

A called 1.003 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066102, Land Records of Collin County, Texas,

A called 1.00 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066103, said Land Records,

A called 1.00 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066104, said Land Records,

A tract of land described as Tract 4 in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066105, said Land Records,

And being more particularly described by metes and bounds as follows:

BEGINNING at northwest corner of the herein described tract of land at a 1/2-inch iron rod with plastic cap stamped "RPLS 5686" found for the northeast corner of Lot 8, Block A, Joplin Acres, Lots 4R-1, 7 and 8, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2013, Page 520, Plat Records of Collin County, Texas, common to the southeast corner of a called 4.2596 acre tract of land described in the Correction Right-of-Way deed to City of McKinney, recorded in Volume 3042, Page 193, said Land Records, and on the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and on the apparent southerly right-of-way line of Virginia Parkway (No record found, variable width right-of-way by use and occupation), and from which a 1/2-inch iron rod with plastic cap stamped "RPLS 4701" found for witness bears South 12°50' East, a distance of 0.4 feet,

THENCE North 89°19'16" East, crossing said 1.00 acre tract recorded in Document No. 96-006614, and crossing said 1.003 acre tract, along the apparent southerly right-of-way line of Virginia Parkway, and along the southerly line of a called 4.292 acre tract of land referred to as "proposed 120 foot wide right-of-way," the same being a less and except to said Tract 4 as described in said Document No. 96-0066105, a distance of 392.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 2°23'24", a radius of 8040.00 feet, a chord bearing and distance of South 89°29'00" East, 335.37 feet;

THENCE in a southeasterly direction, continuing along the apparent southerly right-of-way line of Virginia Parkway, and the southerly line of a called 4.292 acre tract, and crossing said 1.00 acre tract recorded in Document No. 96-006613, and with said curve to the right, an arc distance of 335.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the intersection of the southerly line of said 4.292 acre tract and the westerly right-of-way line of Crutcher Crossing, a 60 foot right-of-way dedicated by Stone Brooke Crossing Phase I, an addition to the City of McKinney according to the plat thereof recorded in Cabinet K, Page 21, said Plat Records;

THENCE continuing across said Tract 4 along the westerly right-of-way line of Crutcher Crossing, the following three (3) courses:

- South 1°32'04" West, a distance of 170.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 32°05'29", a radius of 470.00 feet, a chord bearing and distance of South 17°34'42" West, 259.82 feet;
- In a southwesterly direction, with said curve to the right, an arc distance of 263.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 30°42'30", a radius of 280.00 feet, a chord bearing and distance of South 18°16'12" West, 148.28 feet, and from which a 1/2-inch iron rod with plastic cap stamped "PIBURN PARTNERS" found for witness bears South 7°48' West, a distance of 3.8 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 150.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at or near the centerline of a branch;

THENCE departing the westerly right-of-way line of Crutcher Crossing, crossing said tract 4, said 1.003 acre tract, and said 1.00 acre tract recorded in Document No. 96-006614, and along or near the centerline of said branch, and along the northerly line of said Stone Brooke Crossing Phase I, the following seven (7) courses:

- North 83°41'01" West, a distance of 5.42 feet to a point for corner;
- North 64°55'35" West, a distance of 309.17 feet to a point for corner;
- North 62°33'15" West, a distance of 103.53 feet to a point for corner;
- North 72°22'55" West, a distance of 72.57 feet to a point for corner;
- North 60°23'55" West, a distance of 51.19 feet to a point for corner;
- North 84°11'20" West, a distance of 57.94 feet to a point for corner;
- South 76°13'34" West, a distance of 49.52 feet to a point for corner on the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and at the southeast corner of said Joplin Acres, Lots 4R-1, 7 and 8, and from which a 1/2 inch iron rod found for witness bears North 04°00' West, a distance of 0.5 feet;

THENCE North 0°18'27" West, along the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and along the easterly line of said Joplin Acres, Lots 4R-1, 7 and 8, a distance of 336.96 feet to the **POINT OF BEGINNING** and containing 6,979 Acres (303,998 square feet) of land, more or less.

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999846516.
- According to Community Panel No. 48085C0255J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X"(Unshaded)", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Floodplain and associated erosion hazard setback are per a flood study performed in 2016 by Kimley-Horn and Associates, Inc.
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- The owners of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CRUTCHER PARTNERS, LTD.** does hereby adopt this plat designating the hereinabove described property as **CRUTCHER CROSSING, LOTS 1 AND 2, BLOCK A**, an addition to Collin County, Texas and does hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. **CRUTCHER PARTNERS, LTD** does hereby dedicate to the public and Collin County in fee simple forever the streets shown hereon and dedicates the drainage easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and Collin County and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at any time, of procuring the permission of anyone.

WITNESS MY HAND this the _____ day of _____, 2016.

BY: **CRUTCHER PARTNERS LTD**

By: JSJL, LLC, General Partner

By: _____
J.S. Crutcher, Manager

By: _____
P.D. Crutcher, Manager

By: _____
Don Crutcher, Manager

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared J.S. Crutcher, Manager of JSJL, LLC, the General Partner of Crutcher Partners, LTD, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared P.D. Crutcher, Manager of JSJL, LLC, the General Partner of Crutcher Partners, LTD, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Don Crutcher, Manager of JSJL, LLC, the General Partner of Crutcher Partners, LTD, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

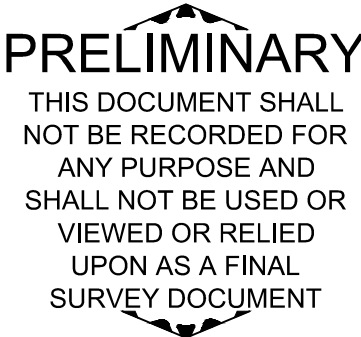
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATE

THAT I, SYLVIANA GUNAWAN, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6461
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY-FINAL PLAT
CRUTCHER CROSSING
LOTS 1 AND 2, BLOCK A
BEING 6.979 ACRES SITUATED IN THE
JAMES MCREYNOLDS SURVEY,
ABSTRACT NO. 578
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
CITY PROJECT NO. 16-_____

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	JUNE 2016	069317800	2 OF 2

OWNER:
Crutcher Partners Ltd,
407 S. Tennessee Street
McKinney, Texas 75069
Tel. No.:

ENGINEER / SURVEYOR:
Kimley-Horn and Assoc. Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75035
Tel. No.: (972) 335-3580
Contact: David Kochalka, P.E.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

DWG NAME: K:\FPL SURVEY\160517800\3363\CRUTCHER CROSSING\DWG\160517800 LEGENDS AT MCKINNEY\PRELIM\FINAL.DWG PLOTTED BY: MARK MICHAEL 04/13/2016 10:16 AM LAST SAVED: 03/12/2016 10:16 AM



16-151PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Forest Place Addition, Located Approximately 360 Feet East of Lake Forest Drive and on the North Side of U.S. Highway 380 (University Drive)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 28, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 1.59 acres into one lot for commercial use.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

Proposed Preliminary-Final Plat

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Forest Place Addition, Located Approximately 360 Feet East of Lake Forest Drive and on the North Side of U.S. Highway 380 (University Drive)

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 1.59 acres into one lot for commercial use.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use

Subject Property	"PD" – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
South	"C" – Planned Center District, "PD" – Planned Development District Ordinance No. 2002-05-050, "PD" – Planned Development District Ordinance No. 2008-05-052, and "CC" – Corridor Commercial Overlay District	Subway, Pizza Hut, 380 West Animal Hospital, Pronto Muffler & Brake North,
East	"PD" – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2012-08-037 (Commercial Uses), and "CC" – Corridor Commercial Overlay District	Taco Bell and Walgreens

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable ROW WIDTH Right-of-Way, Major Regional Highway

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 380 (University Drive)

Hike and Bike Trails: Required along U.S. Highway 380 (University Drive)

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and
Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As Determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to issuance of a permit:

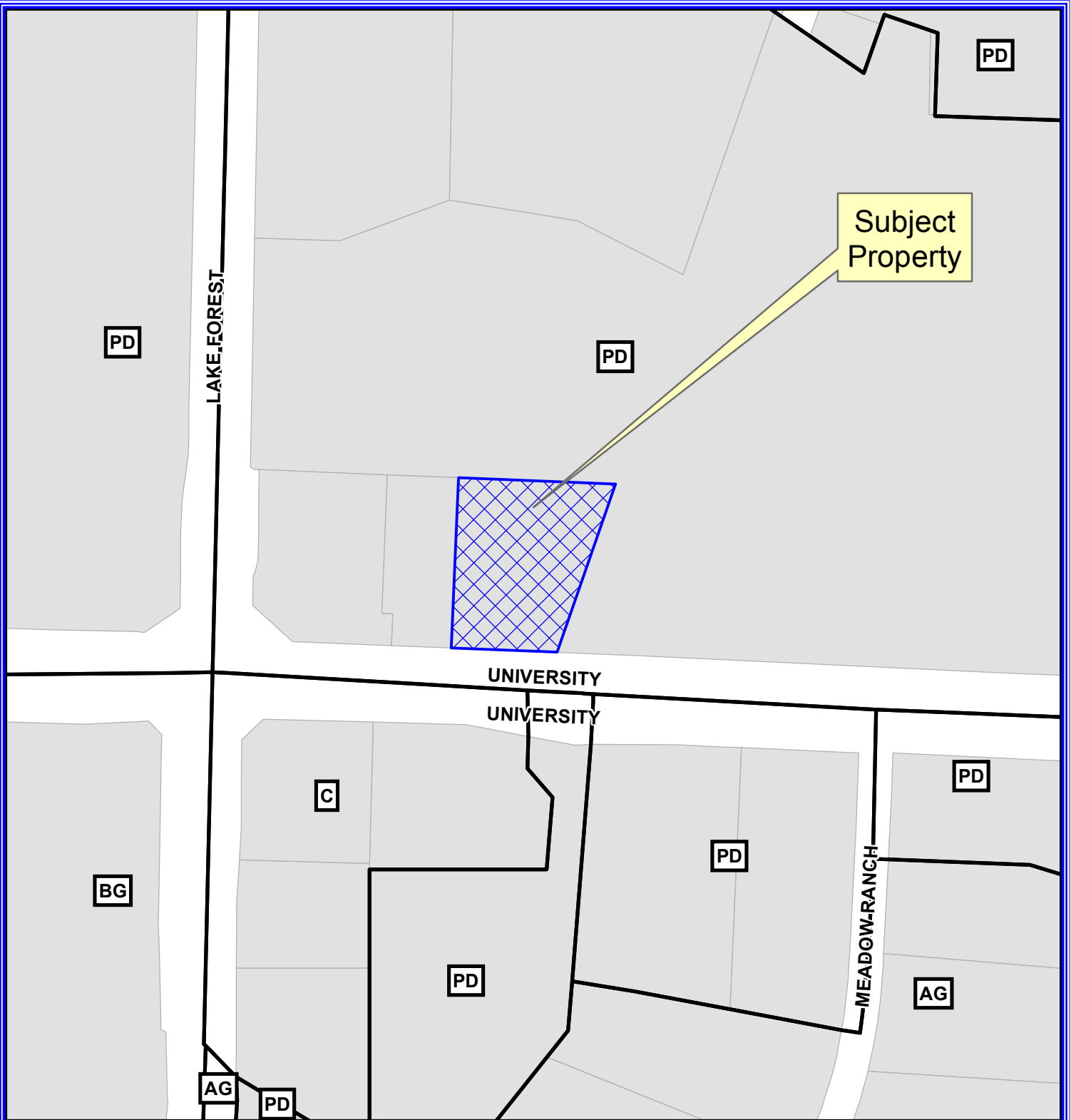
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☐ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☐ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☐ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☐ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.

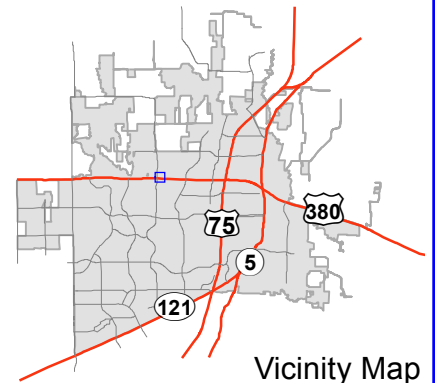


0 140 280
Feet



Location Map

Case: 16-151PF



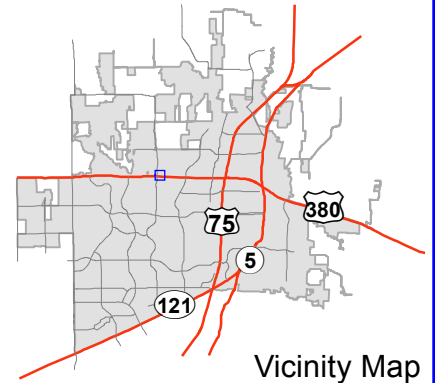


0 140 280
Feet



Location Map

Case: 16-151PF



WHATABURGER.

SINCE



1950

May 16, 2016

Attn: Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Preliminary-Final Plat for Forest Place Addition located at the northeast corner of US Hwy 380 and N. Lake Forest Dr.

Dear Ms. Eleana Galicia:

WhataBrands Real Estate would like to submit this letter of intent for the preliminary-final plat of the property at the northeast corner of US Highway 380 and North Lake Forest Drive. The existing 1.596 acre parcel of land is currently unplatted. The site borders US Highway 380 or West University Drive on the south and is approximately 400 feet east of North Lake Forest Drive. A Taco Bell restaurant is situated on the west and a vacant undeveloped lot is to the east of the site.

An application for a preliminary-final plat is included with this letter for your review. The platted lot will consist of a single commercial lot. The proposed development associated with this preliminary-final plat will be constructed in a single phase.

Sincerely,

SURVEYOR'S CERTIFICATE

I, ELLIOTT PAT BUSBY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN OCTOBER, 2012, AND THAT ALL CORNERS ARE AS SHOWN.

PRELIMINARY-FINAL PLAT FOR REVIEW ONLY
DO NOT RECORD FOR ANY PURPOSE
RELEASED: JUNE 13, 2016



ELLIOTT PAT BUSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5561

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELLIOTT PAT BUSBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN THESE PRESENTS:

THAT, VICTORY 380 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY ADOPT THIS PRELIMINARY/FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **FOREST PLACE ADDITION**, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC AND THE CITY OF MCKINNEY THE WATER EASEMENTS, SANITARY SEWER EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. CW-SLEEPY HOLLOW, LLC. DOES HEREBY DEDICATE TO THE PUBLIC AND COLLIN COUNTY IN FEE SIMPLE FOREVER THE STREETS SHOWN HEREON AND DEDICATES THE DRAINAGE EASEMENTS SHOWN HEREON, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF COLLIN COUNTY. ALL AND ANY PUBLIC UTILITY AND THE CITY OF MCKINNEY AND COLLIN COUNTY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OF EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2016.

VICTORY 380 INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
TONY RAMJI
MANAGER

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TONY RAMJI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LEGEND

CIRF CAPPED IRON ROD FOUND
IRF IRON ROD FOUND
C.M. CONTROLLING MONUMENT
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS
 COLLIN COUNTY TEXAS
DOC# DOCUMENT/INSTRUMENT #
(C.M.) CONTROL MONUMENT

PRELIMINARY-FINAL PLAT

FOREST PLACE ADDITION

LOT 1, BLOCK A

1.596 ACRES SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: VICTORY 380 INVESTMENTS, LLC
8001 LBJ FREEWAY, STE. 400
DALLAS, TX 75251
PHONE 972-707-9555

ENGINEER/SURVEYOR:

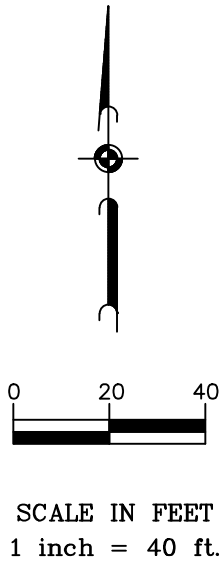
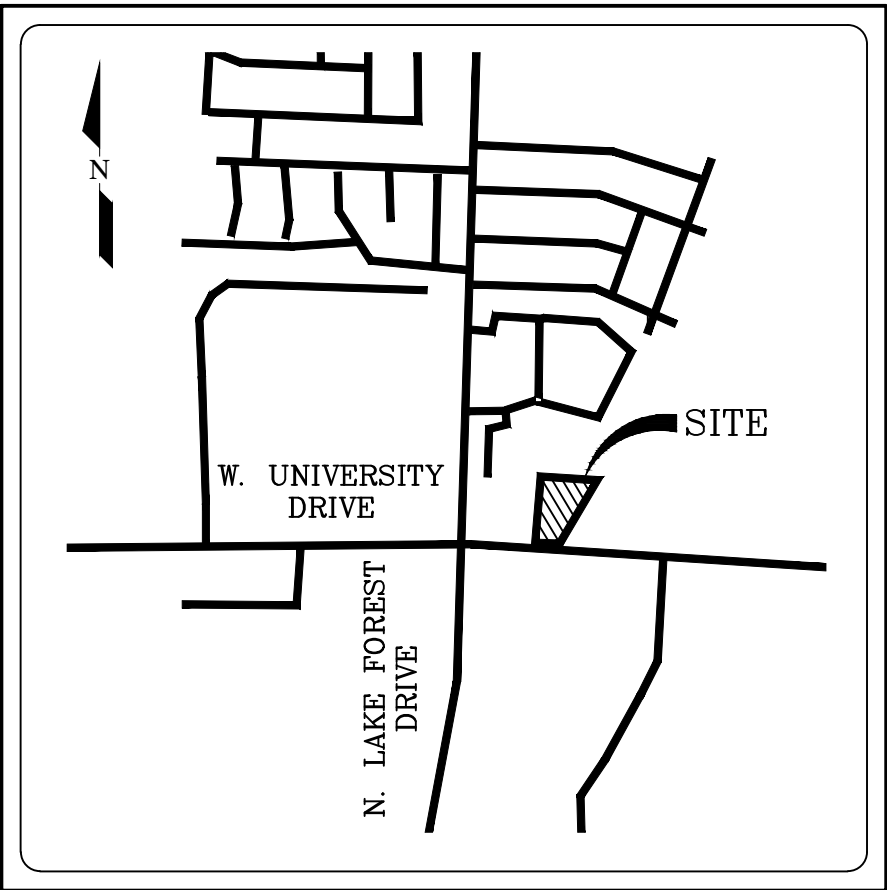
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300

RECEIVED

By Planning Department at 10:52 am, Jun 13, 2016

THIS PLAT FILED IN _____

SHEET 1 OF 1



WILLIAM HUNT SURVEY
ABSTRACT 450

REMAINDER OF CALLED 46.166
ACRE TRACT
KAYASA FAMILY, LTD
DOC# 20080512000566040
O.P.R.C.C.T.

RECIPROCAL EASEMENT
AGREEMENT
DOC# 20131226001682670
AMENDED BY
DOC# 20140305000205200
O.P.R.C.C.T.

12' FIRELANE, ACCESS
AND UTILITY EASEMENT
DOC# 20150212000157370
O.P.R.C.C.T.

12' FIRELANE, ACCESS AND
UTILITY EASEMENT
DOC# 20150212000157390
O.P.R.C.C.T.

POINT OF
BEGINNING
"X" CUT FOUND
N=7132425.31
E=2526067.60
(C.M.)

"X" CUT FOUND
N87°38'12"W 125.37'

45' X 15' WATER EASEMENT
(BY THIS PLAT)

12' FIRELANE, ACCESS AND
UTILITY EASEMENT
DOC# 20150212000157390
O.P.R.C.C.T.

24' FIRELANE, ACCESS AND
UTILITY EASEMENT
(BY THIS PLAT)

LOT 1, BLOCK A
69,500 S.F.
1.596 ACRES

REMAINDER OF A CALLED 4.000 ACRE
TRACT
VICTORY 380 INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
DOC# 201300002310500
O.P.R.C.C.T.

16.5' AT&T EASEMENT
VOLUME 340, PAGE 562 &
VOLUME 1744, PAGE 763
D.R.C.C.T., AS DEPICTED ON
THE 15' PERMANENT
SANITARY SEWER EASEMENT,
VOLUME 4485, PAGE 4,
D.R.C.C.T.

REMAINDER OF CALLED 46.166
ACRE TRACT
KAYASA FAMILY, LTD
DOC# 20080512000566040
O.P.R.C.C.T.

17.5' TEMPORARY EASEMENT
VOLUME 4485, PAGE 4
D.R.C.C.T.

15' PERMANENT SANITARY
SEWER EASEMENT
VOLUME 4485, PAGE 4
D.R.C.C.T.

17.5' TEMPORARY EASEMENT
VOLUME 4485, PAGE 4
D.R.C.C.T.

VARIABLE WIDTH WATER
LINE EASEMENT
DOC # NO.
20091002001225740
O.P.R.C.C.T.

U.S. HWY 380/WEST UNIVERSITY DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
COLLIN COUNTY RIGHT-OF-WAY MAP
#C 135-11, JANUARY, 1938
D.F. HOUSTON TO THE STATE OF TEXAS
VOLUME 313, PAGE 272
O.P.R.C.C.T.

DRAINAGE EASEMENT
VOLUME 3443, PAGE 344
O.P.R.C.C.T.

50' WATER EASEMENT
380/LAKE FOREST ADDITION
VOLUME 2006, PAGE 710
M.R.C.C.T.

20061024010004640
O.P.R.C.C.T.

PART OF LOT 3, BLOCK A
380/LAKE FOREST ADDITION
VOLUME 2006, PAGE 710
M.R.C.C.T.
DOC#
20061024010004640
O.P.R.C.C.T.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	30.00'	N47°20'18"E	42.43'	47.12'
C2	90°01'12"	30.00'	S47°20'54"W	42.43'	47.13'
C3	90°01'12"	30.00'	S42°40'18"E	42.43'	47.13'
C4	90°00'00"	30.00'	S47°20'18"W	42.43'	47.12'

GENERAL NOTES:

- BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).
- THE SUBJECT PROPERTY LIES IN ZONE DESIGNATION ZONE X AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48085C0260J, EFFECTIVE DATE, JUNE 2, 2009.
- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS VICTORY 380 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF A 1.596 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 4.000 ACRE TRACT OF LAND CONVEYED TO VICTORY 380 INVESTMENTS, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 20130000231050, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

BEGINNING AT AN "X" CUT FOUND FOR A POINT IN THE NORTH LINE OF SAID VICTORY 380 INVESTMENTS, LLC TRACT, SAME POINT BEING THE NORTHEAST CORNER OF LAKE FOREST ADDITION, LOT 3, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY AS RECORDED IN DOCUMENT NUMBER 20150323010000940, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH AN "X" CUT FOUND FOR THE NORTHWEST CORNER OF SAID LAKE FOREST ADDITION, LOT 3, BLOCK A, BEARS NORTH 87 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 125.37 FEET;

THENCE, ALONG THE NORTH AND EAST BOUNDARY LINES OF SAID 4.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 87 DEGREES 40 MINUTES 50 SECONDS EAST, A DISTANCE OF 276.92 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 4.000 ACRE TRACT;

SOUTH 19 DEGREES 07 MINUTES 03 SECONDS WEST, A DISTANCE OF 313.37 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5310" FOUND FOR THE SOUTHEAST CORNER OF SAID 4.000 ACRE TRACT, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, NORTH 87 DEGREES 39 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID VICTORY 380 INVESTMENTS, LLC TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, A DISTANCE OF 186.45 FEET TO AN "X" CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LAKE FOREST ADDITION, LOT 3, BLOCK A, FROM WHICH A 1/2" CAPPED IRON ROD STAMPED "RPLS 5310" FOUND FOR THE SOUTHWEST CORNER OF SAID LAKE FOREST ADDITION, LOT 3, BLOCK A, BEARS NORTH 87 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 125.37 FEET;

THENCE, NORTH 02 DEGREES 20 MINUTES 18 SECONDS EAST, OVER AND ACROSS SAID 4.000 ACRE TRACT, A DISTANCE OF 299.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 69,500 SQUARE FEET, OR 1.596 ACRES OF LAND.

OWNER'S CERTIFICATE



16-152CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1R and 2R, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 28, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)
June 16, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 62.70 acres into two lots for commercial uses.

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

SUPPORTING MATERIALS:

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 1R and 2R, Block B, of the Wilson Creek Crossing Addition, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Lake Forest Drive

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 13, 2016 (Revised Submittal)
June 16, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 62.70 acres into two lots for commercial uses.

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 1 and 2, Block B of the Wilson Creek Crossing Addition. A record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“BG” – General Business (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2007-07-068 (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Baylor Hospital
South	“PD” – Planned Development District Ordinance No. 2002-04-028 (Residential Uses), and “AG” – Agricultural District (Agricultural Uses)	Brookview Subdivision and Undeveloped Land
East	“C” – Planned Center District (Commercial Uses), “PD” – Planned Development District Ordinance No. 2013-06-053 (Commercial Uses), “PD” – Planned Development District Ordinance No. 2010-06-016 (Commercial Uses) and “CC” – Corridor Commercial Overlay District	Corner Store, Subway, Chicken Express, McKinney Pediatrics, Carrie D. Alfieri Optometry
West	“BG” – General Business (Uses), “AG” – Agricultural District and “CC” – Corridor Commercial Overlay District	Wilson Creek Professional Park and Undeveloped Land

ACCESS/CIRCULATION:

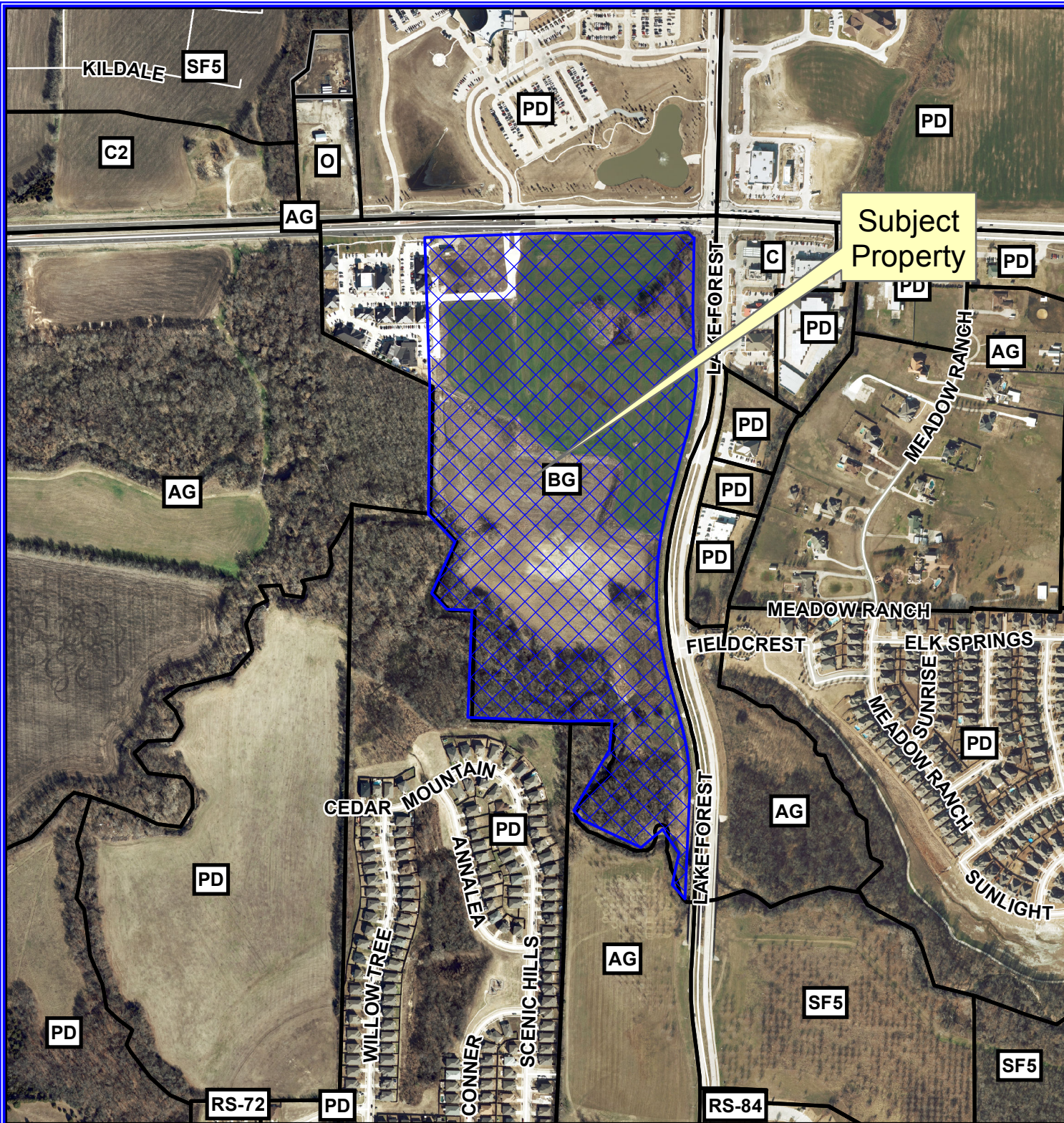
Adjacent Streets: U.S. Highway 380 (University Drive), Variable Right-of-Way,
Major Regional Highway

Lake Forest, 120' Right-of-Way, Greenway Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Conveyance Plat

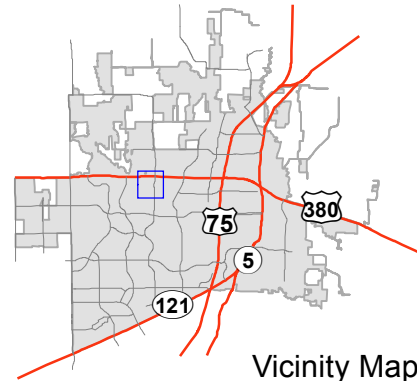


0 380 760
Feet



Location Map

Case: 16-152CVP





CONSULTING CIVIL ENGINEERS * SURVEYORS
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099

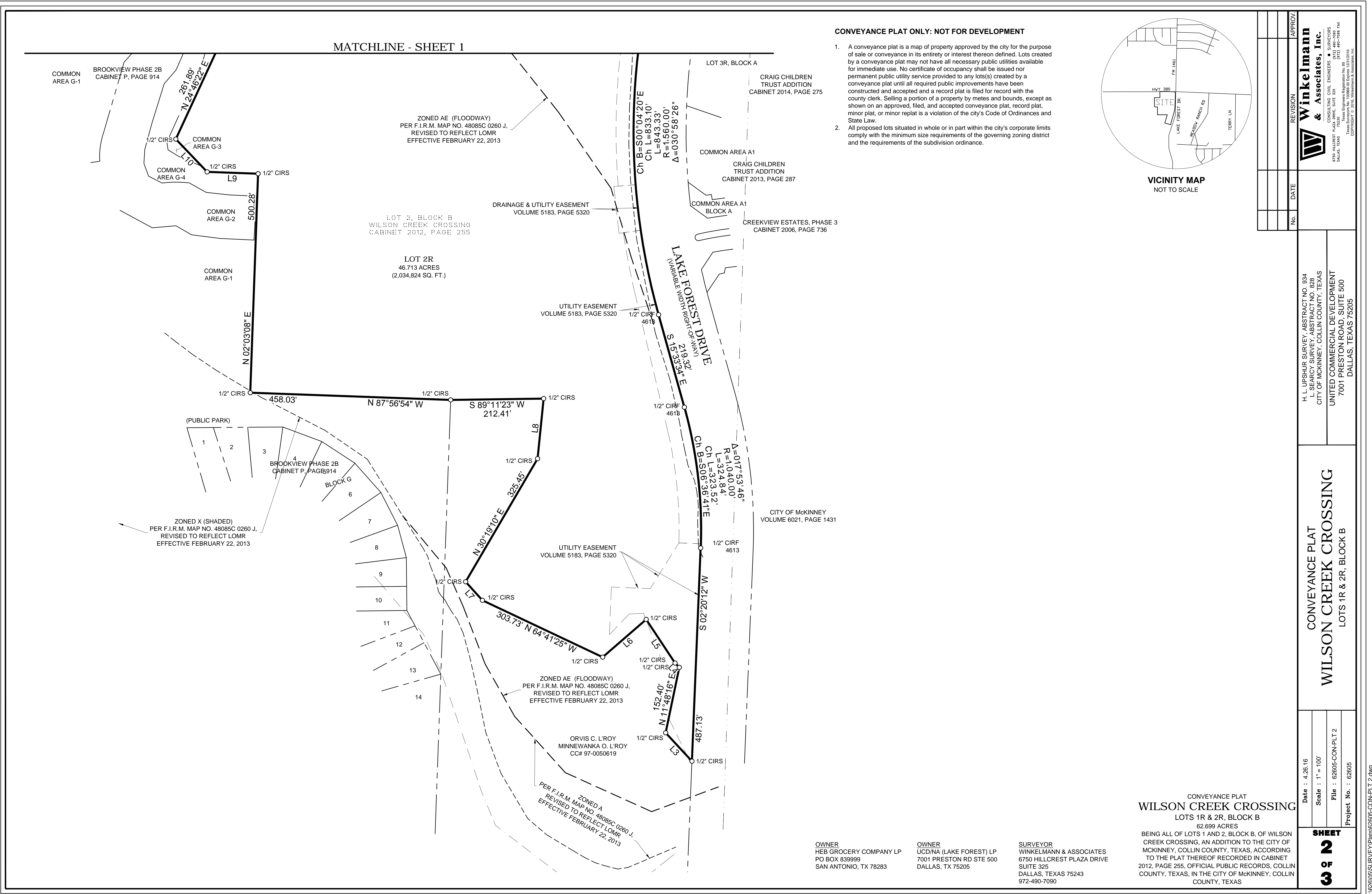
May 16, 2016
Revised May 31, 2016
Revised June 17, 2016

CONVEYANCE PLAT
Letter of Intent

Re: Wilson Creek Crossing
SWC Lake Forest Drive at US Highway 380
McKinney, TX

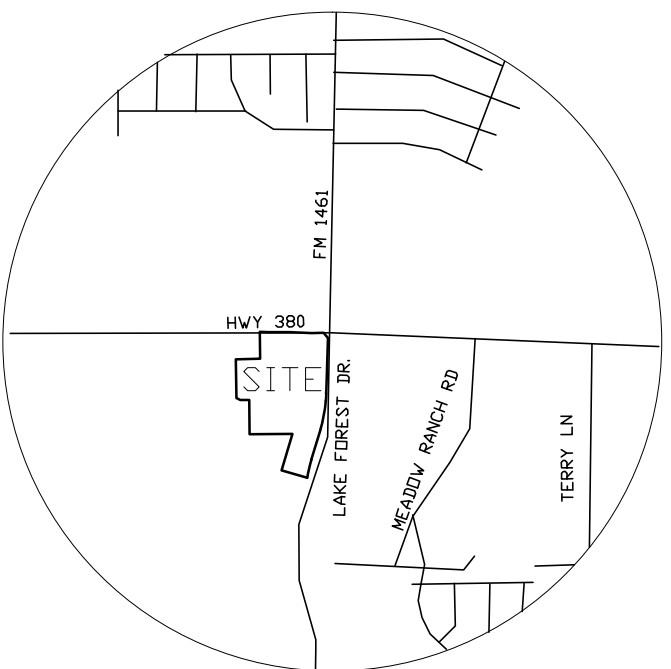
- The subject property located at the Southwest Corner of US-380 (University Blvd. and Lake Forest Drive consists of 62.699 acres of developable land and 33.24 acres defined by a LOMR as floodplain which will remain in place as is.
- The property has been platted into two lots for commercial uses.

By: 
Chase Helm
6750 Hillcrest Plaza Drive, Suite 325
Dallas, TX 75230
(972) 490-7090 Ext. 216
chase@winkelmann.com



CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

1. A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interest thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of a property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, record plat, minor plat, or minor replat is a violation of the city's Code of Ordinances and State Law.
2. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.



VICINITY MAP
NOT TO SCALE

<div>CONVEYANCE PLAT</div> <div>WILSON CREEK CROSSING</div> <div>LOTS 1R & 2R, BLOCK B</div>		H. L. UPSHUR SURVEY, ABSTRACT NO. 934		<div>No.</div> <div>DATE</div> <div>REVISION</div> <div>APPROVAL</div>
		L. SEARCY SURVEY, ABSTRACT NO. 828		
		CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
		UNITED COMMERCIAL DEVELOPMENT		
7001 PRESTON ROAD, SUITE 500		DALLAS, TEXAS 75205		

Date : 4.26.16		<div>SHEET</div> <div>3 of 2</div>
Scale : 1" = 100'		
File : 62605-CON-PLT 2		
Project No. : 62605		

Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 BELLEVIEW PLAZA, SUITE 325

DALLAS, TEXAS 75205 FAX

Texas Engineer Registration No. 89

000

<div>OWNERS CERTIFICATE</div> <div>STATE OF TEXAS § COUNTY OF COLLIN §</div> <div>WHEREAS, We, HEB Grocery Company, LP and UCD/NA (Lake Forest), LP , are the sole owners of all that certain tract of land situated in the L. SEARCY SURVEY, ABSTRACT No. 828 and the H. L. UPSHUR SURVEY, ABSTRACT No. 934, in the City of McKinney, Collin County, Texas, being all of Lots 1 and 2, Block B, of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2012, Page 255, Official Public Records, Collin County, Texas, and also being a portion of a tract of land described in deed to the Retta J. Rose Family, Ltd. as recorded in Volume 4110, Page 2272, Deed Records, Collin County, Texas, also being a portion of a tract of land described in deed to ML2 Limited Partnership as recorded in Volume 4086, Page 2068, Official Public Records, Collin County, Texas, and also being all of a right-of-way abandonment described in Right-of-way Warranty Deed to Retta J. Rose Family, Ltd. and ML2 Limited Partnership as recorded in County Clerk's Instrument No. D20120207000141090, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the West right-of-way line of Lake Forest Drive, a variable width right-of-way, as established by said right-of-way abandonment, said point being the Northeasterly corner of said right-of-way abandonment; THENCE South 01 deg 00 min 15 sec West, along said West right-of-way line of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 331.62 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; THENCE South 01 deg 42 min 17 sec East, continuing along said West right-of-way line of Lake Forest Drive and the East line of said right-of-way abandonment, a distance of 187.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Southeast corner of said right-of-way abandonment; THENCE South 58 deg 04 min 30 sec East, along said West right-of-way line of Lake Forest Drive, a distance of 9.25 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Northwest corner of a tract of land dedicated to the City of McKinney as described in Right-of-way Warranty Deed recorded in County Clerk's Instrument No. D20120207000141080, Official Public Records, Collin County, Texas; THENCE South 01 deg 40 min 32 sec East, along said West right-of-way line of Lake Forest Drive as established by said right-of-way dedication, a distance of 125.16 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1,440.00 feet, a central angle of 11 deg 20 min 46 sec, a chord bearing of South 09 deg 44 min 30 sec West, and a chord length of 284.69 feet; THENCE continuing along said West right-of-way line of Lake Forest Drive and along said curve to the right, an arc distance of 285.16 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner; THENCE South 15 deg 24 min 52 sec West, continuing along said West right-of-way line of Lake Forest Drive, a distance of 299.17 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the left having a radius of 1,560.00 feet, a central angle of 30 deg 58 min 26 sec, a chord bearing of South 00 deg 04 min 20 sec West, and a chord length of 833.10 feet; THENCE continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, an arc distance of 843.33 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; THENCE South 15 deg 33 min 34 sec East, continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, a distance of 219.32 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the right having a radius of 1,040.00 feet, a central angle of 17 deg 53 min 46 sec, a chord bearing of South 06 deg 36 min 41 sec East, and a chord length of 323.52 feet; THENCE along said curve to the right, continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, an arc distance of 324.84 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner; THENCE South 02 deg 20 min 12 sec West, continuing along said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, a distance of 487.13 feet to a 1/2-inch iron rod with a plastic cap stamped "4613" found for corner; THENCE departing said West right-of-way line of Lake Forest Drive and the East line of said Retta J. Rose/ML2 tract, along the Northerly line of a tract of land described in deed to Orvis C. L.Roy, et al, as recorded in County Clerk's Instrument No. 97-0050619, Official Public Records, Collin County, Texas, the following courses and distances: North 42 deg 47 min 33 sec West, a distance of 88.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 11 deg 48 min 16 sec East, a distance of 152.40 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 44 deg 02 min 21 sec West, a distance of 13.86 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 33 deg 30 min 43 sec West, a distance of 119.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; South 49 deg 04 min 30 sec West, a distance of 131.53 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 64 deg 41 min 25 sec West, a distance of 303.73 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 42 deg 13 min 50 sec West, a distance of 57.10 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 30 deg 19 min 10 sec East, a distance of 325.45 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 05 deg 47 min 02 sec East, a distance of 137.97 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; South 89 deg 11 min 23 sec West, a distance of 212.41 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the most Easterly Northeast corner of Brookview Phase 2B, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 914, Official Public Records, Collin County, Texas, said point also being the Most Easterly Northeast corner of a public park dedicated to the City of McKinney as shown on said Brookview Phase 2B plat; THENCE along the Northerly and Easterly line of said Brookview Phase 2B and said Public Park, the following courses and distances: North 87 deg 56 min 54 sec West, a distance of 458.03 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 02 deg 03 min 08 sec East, a distance of 500.28 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 87 deg 56 min 52 sec West, a distance of 116.42 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 43 deg 41 min 43 sec West, a distance of 103.55 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 24 deg 46 min 22 sec East, a distance of 261.89 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 43 deg 37 min 32 sec West, a distance of 177.81 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 83 deg 02 min 06 sec West, a distance of 1.98 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of a tract of land described in Deed of Trust to D-F 88, L.L.C. as recorded in County Clerk's Instrument No. 94-0103895, Official Public Records, Collin County, Texas; THENCE North 00 deg 45 min 48 sec East, along the Westerly line of said Retta J. Rose/ML2 tract and the Easterly line of said D-F 88 tract, a distance of 596.87 feet to a 5/8-inch iron rod found for corner, said point being the Southeast corner of Lot 2, Block A, Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2014, Slide 138, Official Public Records, Collin County, Texas; THENCE North 01 deg 59 min 42 sec West, along the East line of said Wilson Creek Medical Park McKinney tract, a</div>		<div>distance of 688.71 feet to a</div> <div>THENCE along said South right-of-way line of U. S. Highway 380, the following courses and distances: North 88 deg 00 min 08 sec East, a distance of 602.68 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; South 88 deg 26 min 52 sec East, a distance of 80.66 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 89 deg 04 min 59 sec East, a distance of 213.15 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; South 88 deg 45 min 22 sec East, a distance of 213.14 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner; North 87 deg 33 min 12 sec East, a distance of 115.35 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner at the North end of a corner clip at the intersection of said South right-of-way line of U. S. Highway 380 with said West right-of-way line of Lake Forest Drive; South 43 deg 24 min 333 sec East, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the Northwest corner of said right-of-way abandonment; THENCE South 43 deg 15 min 08 sec East, along the Northerly line of said right-of-way abandonment, a distance of 23.39 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 2,731,179 square feet or 62.699 acres of land, more or less. Bearings contained herein are based upon an on the ground survey performed in the field on the 27th day of July, 2011 utilizing a GPS (WGS84) bearing along the West line (North 01 deg 50 min 02 sec West) of the Retta J. Rose Family, Ltd., according to the deed recorded in Volume 4110, Page 2272, Deed Records, Collin County, Texas.</div> <div>OWNERS DEDICATION</div> <div>STATE OF TEXAS § COUNTY OF COLLIN §</div> <div>NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS</div> <div>THAT HEB Grocery Company, LP and UCD/NA (Lake Forest), LP , acting herein by and through its duly authorized officers, does hereby adopt this Conveyance Plat designating the hereinabove described property as WILSON CREEK CROSSING, Lot 1R and 2R, Block B, Wilson Creek Crossing, being a replat of Lot 1 and 2, Block B of the Wilson Creek Crossing, an addition to the City of McKinney, according to the plat recorded in Volume 2012, Page 255, Plat Records, Collin County, McKinney, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary - Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.</div> <div>WITNESS, my hand, this the _____ day of _____, 2016.</div> <div>OWNER:</div> <div>BY: HEB Grocery Company, LP</div> <div>By: _____ John Rose</div> <div>STATE OF TEXAS § COUNTY OF DALLAS §</div> <div>BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared John Rose, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.</div> <div>GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.</div> <div>Notary Public, State of Texas</div> <div>WITNESS, my hand, this the _____ day of _____, 2016.</div> <div>OWNER:</div> <div>BY: UCD/NA (Lake Forest), LP</div> <div>By: _____ Robert Dorazil, President</div> <div>STATE OF TEXAS § COUNTY OF DALLAS §</div> <div>BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Robert Dorazil, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.</div> <div>GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.</div> <div>Notary Public, State of Texas</div>	<div>SURVEYOR'S CERTIFICATE</div> <div>KNOW ALL MEN BY THESE PRESENTS:</div> <div>That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.</div> <div>Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230 Phone: (972) 490-7090</div> <div>STATE OF TEXAS § COUNTY OF DALLAS §</div> <div>BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.</div> <div>GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.</div> <div>Notary Public, State of Texas</div>	<div>REVISION</div> <div>APPROV</div> <div>DATE</div> <div>No.</div> <div>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA, SUITE 325 DALLAS, TEXAS 75230 TELEPHONE: (972) 490-7090 FAX (972) 490-7099 TX REG. NO. 100866 OF ENGINE 12310216 COPYRIGHT © 2016 Winkelmann & Associates, Inc.</div>	<div>H. L. UPSHUR SURVEY, ABSTRACT NO. 934 L. SEARCY SURVEY, ABSTRACT NO. 828 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS UNITED COMMERCIAL DEVELOPMENT 7001 PRESTON ROAD, SUITE 500 DALLAS, TEXAS 75205</div>	<div>CONVEYANCE PLAT WILSON CREEK CROSSING LOTS 1R & 2R, BLOCK B</div>	<div>Date : 04-26-16 Scale : N/A File : 62605-CON-PLT 2 Project No. : 62605</div>	<div>SHEET 3 3 3</div>
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16-132PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 47 Single Family Residential Lots and 3 Common Areas (Vintage Place), Located on the Northeast Corner of Graves Street and Yosemite Place (REQUEST TO BE TABLED)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 28, 2016

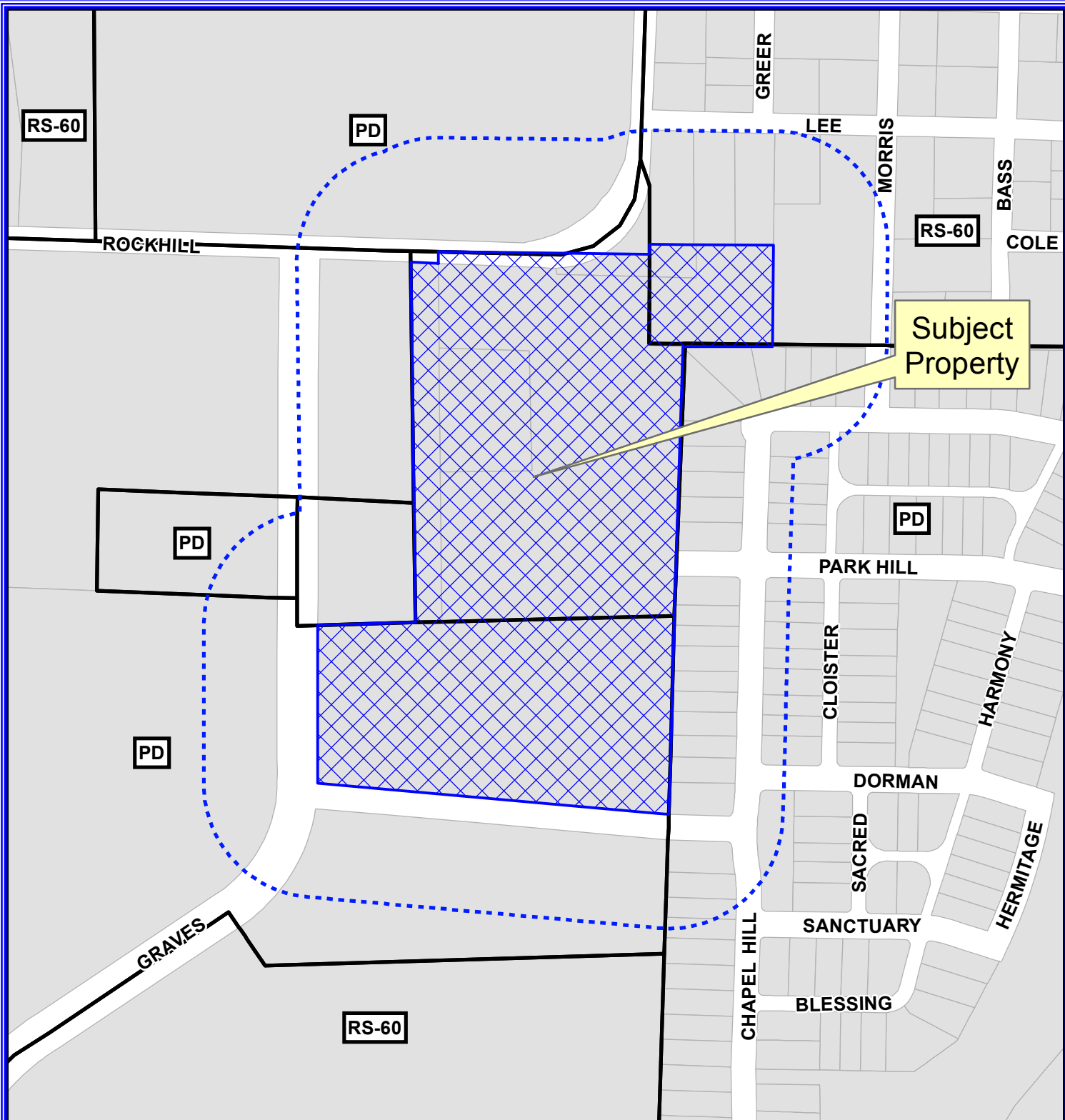
DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Planner I

STAFF RECOMMENDATION: Staff recommends that the public hearing be closed and the item tabled to the July 12, 2016 Planning and Zoning Commission meeting due to subdivision layout changes. Staff will re-notice the item prior to the next Planning & Zoning Commission meeting.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)



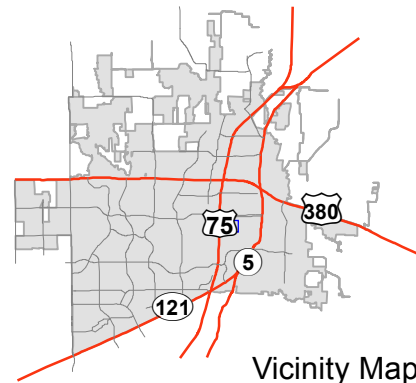
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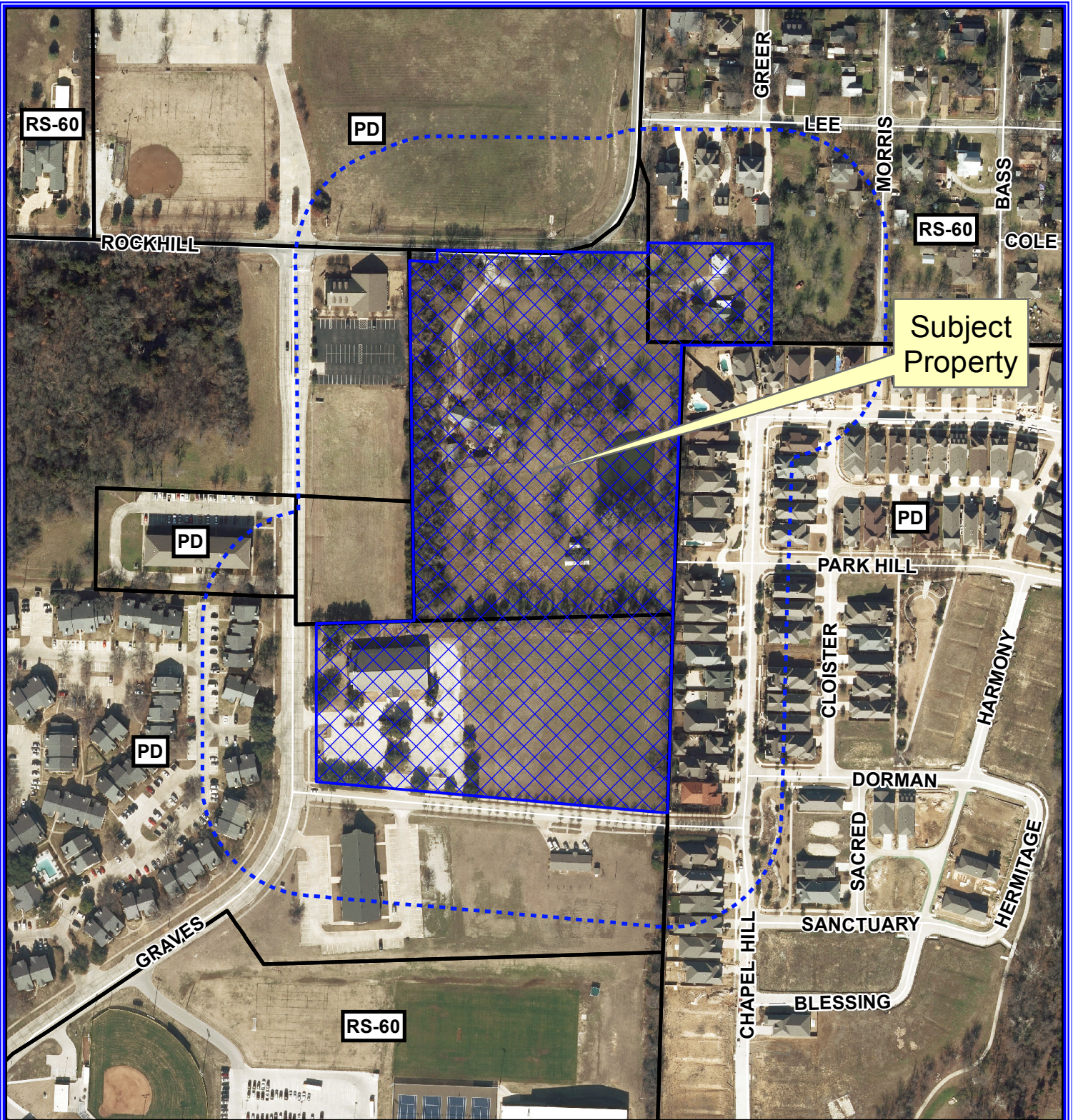
Notification Map

Case: 16-132PFR

--- 200' Buffer



Vicinity Map



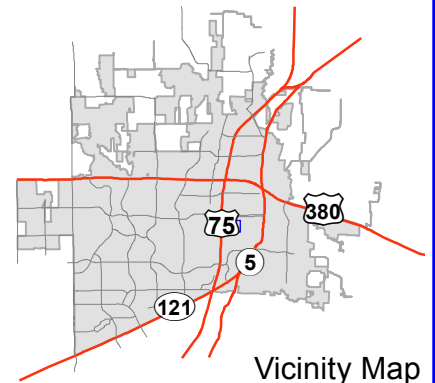
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Notification Map

Case: 16-132PFR

--- 200' Buffer





16-160PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R and 2, Block B, of the Golf Course West Addition, Located on the Northwest Corner of Westridge Boulevard and Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 28, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Aaron Bloxham, Planner I

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 7, 2016 (Revised Submittal)
June 10, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 65.35 acres into 2 lots for Golf Course and Office Uses.

SUPPORTING MATERIALS:

[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)

Proposed Preliminary-Final Replat
PowerPoint Presentation

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R and 2, Block B, of the Golf Course West Addition, Located on the Northwest Corner of Westridge Boulevard and Custer Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
May 31, 2016 (Revised Submittal)
June 7, 2016 (Revised Submittal)
June 10, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 65.35 acres into 2 lots for Golf Course and Office Uses.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block B of the Golf Course West Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" – Planned Development District Ordinance No. 2001-07-081 (Golf Course Uses)	Westridge Golf Course
North	"PD" – Planned Development District Ordinance No. 2001-02-024 and "PD" – Planned Development District Ordinance No. 2001-07-081 (Residential and Golf Course Uses)	Westridge Golf Course and Westridge on the Fairways Subdivision
South	"PD" – Planned Development District Ordinance No. 2001-02-024 and City of Frisco (Residential and Commercial Uses)	Surfton Place, Kids R Kids Daycare, American Auto Spa, Winsor Meadows Subdivision, and undeveloped land.
East	"PD" – Planned Development District Ordinance No. 97-06-36 (Golf Course Uses)	Westridge Golf Course
West	"PD" – Planned Development District Ordinance No. 2001-02-024 (Residential Uses)	Winsor Meadows and Greens of Westridge Subdivisions

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130' Right-of-Way, Principal Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Custer Road

Hike and Bike Trails: Not applicable

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and
Ordinance No. 2013-12-118)

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: As Determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to issuance of a permit:

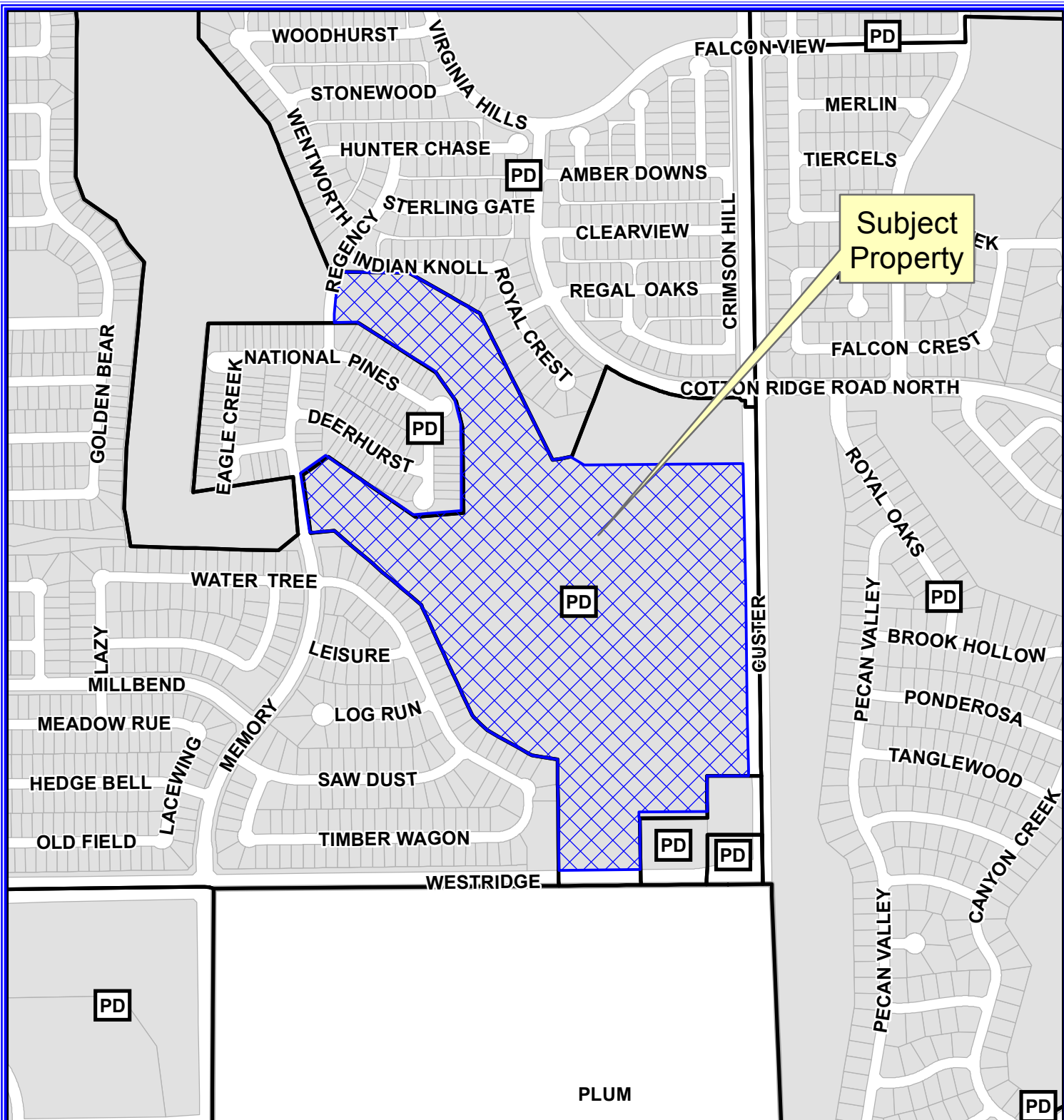
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☐ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☐ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☐ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☐ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.

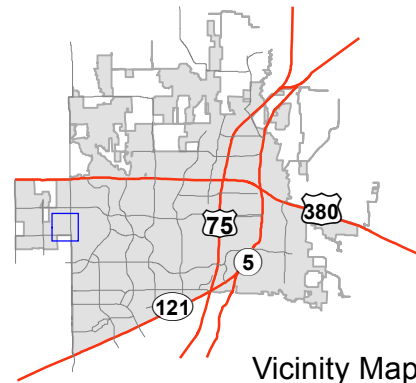


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Feet



Location Map

Case: 16-160PFR



Vicinity Map

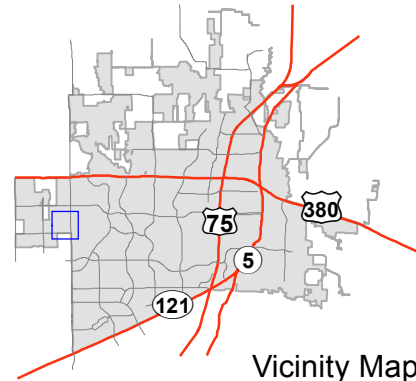


0 390 780
Feet



Location Map

Case: 16-160PFR



1512 Bray Central Drive, Suite 100
McKinney, TX 75069

Main (214) 473-4640
Fax (214) 544-8882

westwoodps.com
(888) 937-5150

May 16, 2016
No: R0008110.00

Ms. Kathy Wright
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Re: GOLF COURSE WEST OFFICE ADDITION-Preliminary Final Replat
Lot 1R2, Block B
McKinney, Texas

Dear Ms. Wright:

Please accept this letter as evidence of the intent of Wridge Golf, LLC to file a Preliminary Final Replat Submittal for a lot on the west side of Custer Road, between Westridge Boulevard and North Cotton Ridge Road. This lot is located within the addition named Golf Course West Addition.

This proposed plat is to subdivide Lot and to provide necessary easements for development. Associated with this plat is a siteplan for 10 buildings totaling 49,000 SF for professional office use. The parking and utility infrastructure for all 10 buildings will be developed in three phase. The subject tract is currently platted as Part of Lot 1, Block B Golf Course West Addition, Lot 1R2, Block A, Lot 1, Block B, and Regency Trail Row (Vol. 2008, PG. 285). The site consists of 4.2911± acres of land with an existing PD zoning. The subject tract is on process to be rezoned from the Ordinance 1621, modified by PD 2001-07-081 to a regular C-1 (Neighborhood Commercial) zoning. The request is to rezone the subject tract to C-1 (Neighborhood Commercial). The proposed rezoning request is to provide for the allowed uses within the C-1 zoning district on the subject tract. There will be three phases of construction for the project.

If you have any questions regarding the above items, or need any additional information, please call me at your convenience. We appreciate this opportunity to work with you.

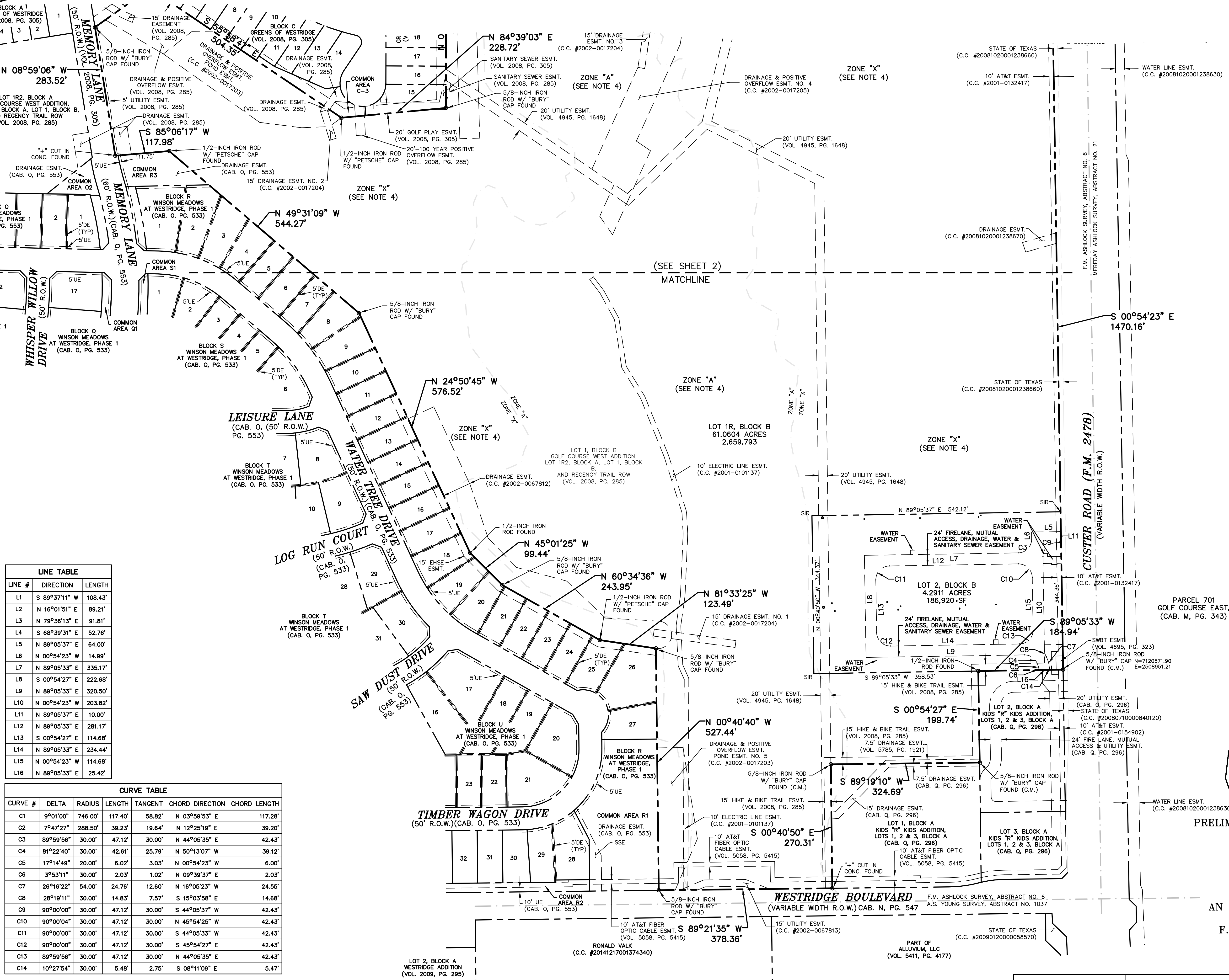
Sincerely,



Hector M Leon, E.I.T.

RPP/mdl
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© WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. NO REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 89°37'11" W	108.43'
L2	N 16°01'51" E	89.21'
L3	N 79°36'13" E	91.81'
L4	S 68°39'31" E	52.76'
L5	N 89°05'37" E	64.00'
L6	N 00°54'23" W	14.99'
L7	N 89°05'33" E	335.17'
L8	S 00°54'27" E	222.68'
L9	N 89°05'33" E	320.50'
L10	N 00°54'23" W	203.82'
L11	N 89°05'37" E	10.00'
L12	N 89°05'33" E	281.17'
L13	S 00°54'27" E	114.68'
L14	N 89°05'33" E	234.44'
L15	N 00°54'23" W	114.68'
L16	N 89°05'33" E	25.42'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	9°01'00"	746.00'	117.40'	58.82'	N 03°59'53" E	117.28'
C2	7°47'27"	288.50'	39.23'	19.64'	N 12°25'19" E	39.20'
C3	89°59'56"	30.00'	47.12'	30.00'	N 44°05'35" E	42.43'
C4	81°22'40"	30.00'	42.61'	25.79'	N 50°13'07" W	39.12'
C5	17°14'49"	20.00'	6.02'	3.03'	N 00°54'23" W	6.00'
C6	3°53'11"	30.00'	2.03'	1.02'	N 09°39'37" E	2.03'
C7	26°16'22"	54.00'	24.76'	12.60'	N 16°05'23" W	24.55'
C8	28°19'11"	30.00'	14.83'	7.57'	S 15°03'58" E	14.68'
C9	90°00'00"	30.00'	47.12'	30.00'	S 44°05'37" W	42.43'
C10	90°00'04"	30.00'	47.12'	30.00'	N 45°54'25" W	42.43'
C11	90°00'00"	30.00'	47.12'	30.00'	S 44°05'33" W	42.43'
C12	90°00'00"	30.00'	47.12'	30.00'	S 45°54'27" E	42.43'
C13	89°59'56"	30.00'	47.12'	30.00'	N 44°05'35" E	42.43'
C14	10°27'54"	30.00'	5.48'	2.75'	S 08°11'09" E	5.47'

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

THE PURPOSE OF THIS AMENDING PLAT IS TO DEDICATE LOT 2, BLOCK B AND EASEMENTS NECESSARY FOR DEVELOPMENT.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT
**GOLF COURSE WEST ADDITION
LOTS 1R & 2, BLOCK B**

BEING REPLAT OF LOT 1, BLOCK B,
GOLF COURSE WEST ADDITION
RECORDED IN VOLUME 2008, PAGE 285
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF THE
F.M. ASHLOCK SURVEY, ABSTRACT No. 6 AND
G.S. BACCUS SURVEY, ABSTRACT No. 119
COLLIN COUNTY, TEXAS
SHEET 1 OF 3

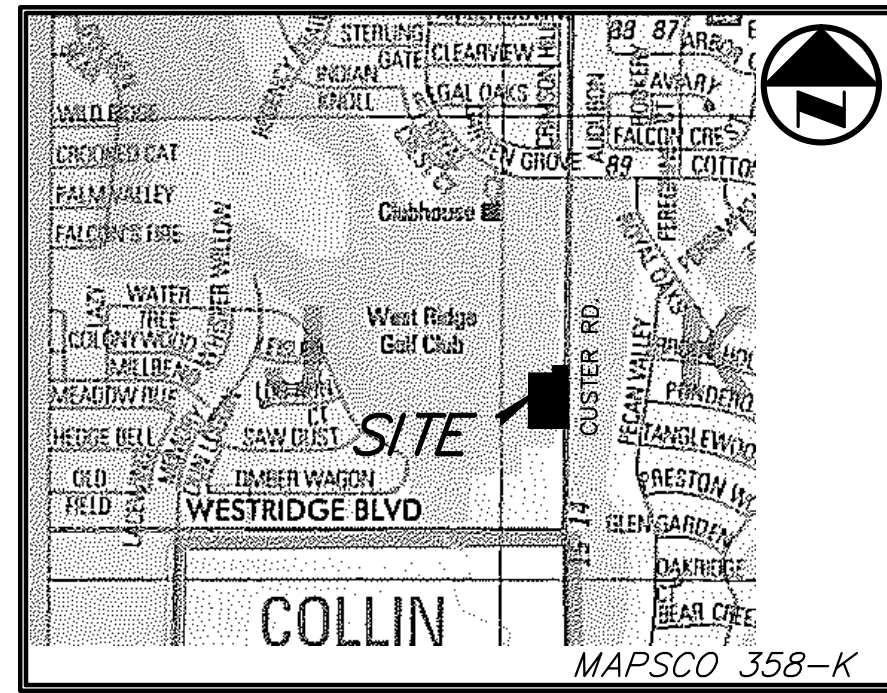
OWNER:
WRIDGE GOLF LLC
15615 BUTTERFISH PL.
LAKEWOOD RANCH, FL 34202
PHONE (972) 832-1573

PREPARED FOR:
Mr. Lino Andreani
SHB DEVELOPMENT, LLC
P.O. Box 175
Shreveport, Louisiana 71161

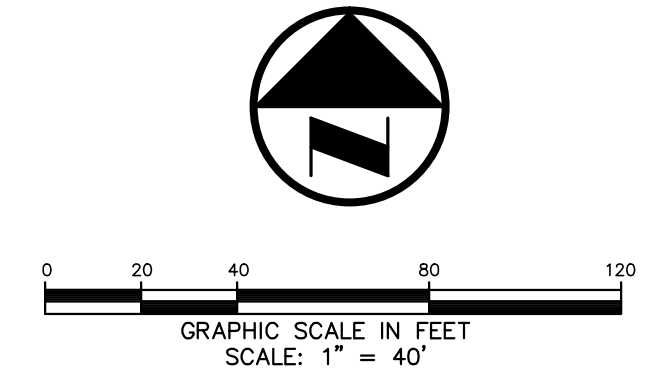
POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of **Westwood**
(214) 437-4640 PHONE
888) 937-5150 TOLL FREE
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
WWW.WESTWOODPS.COM
TX BOARD PROF. ENGINEERS, CERT. #1756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

PREPARED	04-04-2016
SURVEYED	03-23-2016
SCALE:	1" = 100'
W NUMBER	R0008110.00
DRAWN BY:	RLG
CHECKED BY:	RPP

DWG NO: 0008110 PLAT.DWG



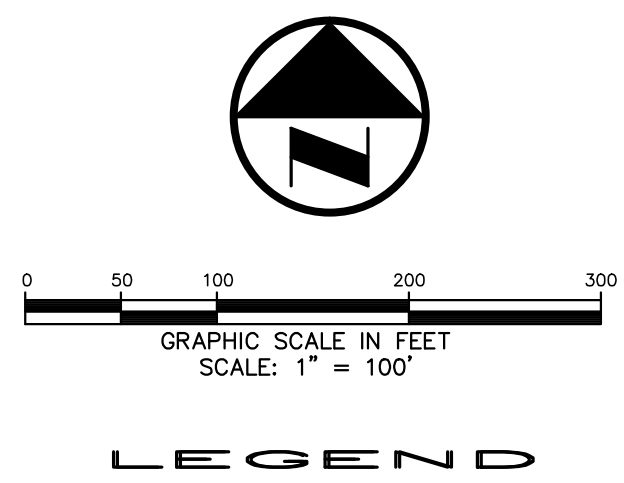
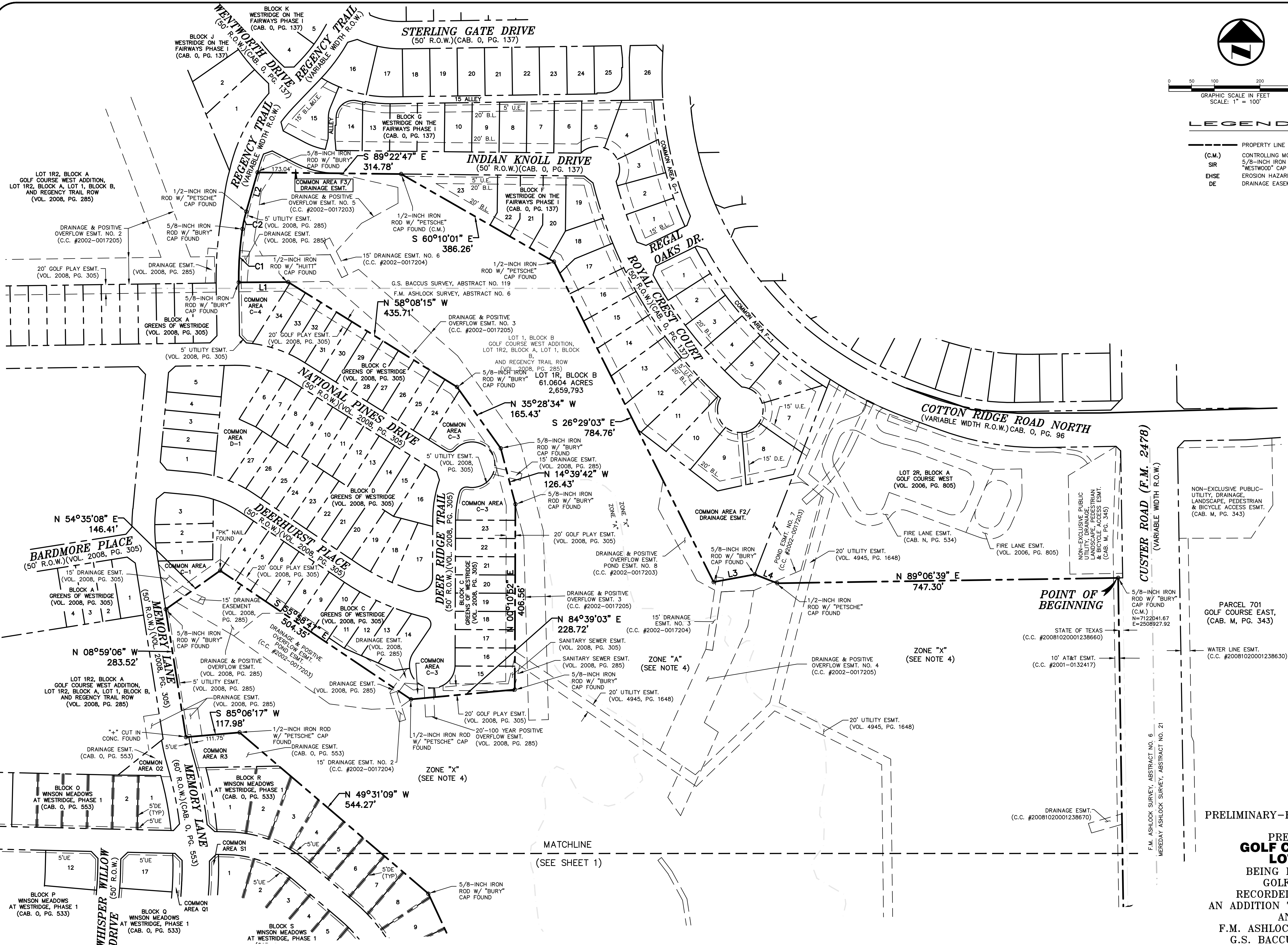
VICINITY MAP
NOT TO SCALE



LEGEND

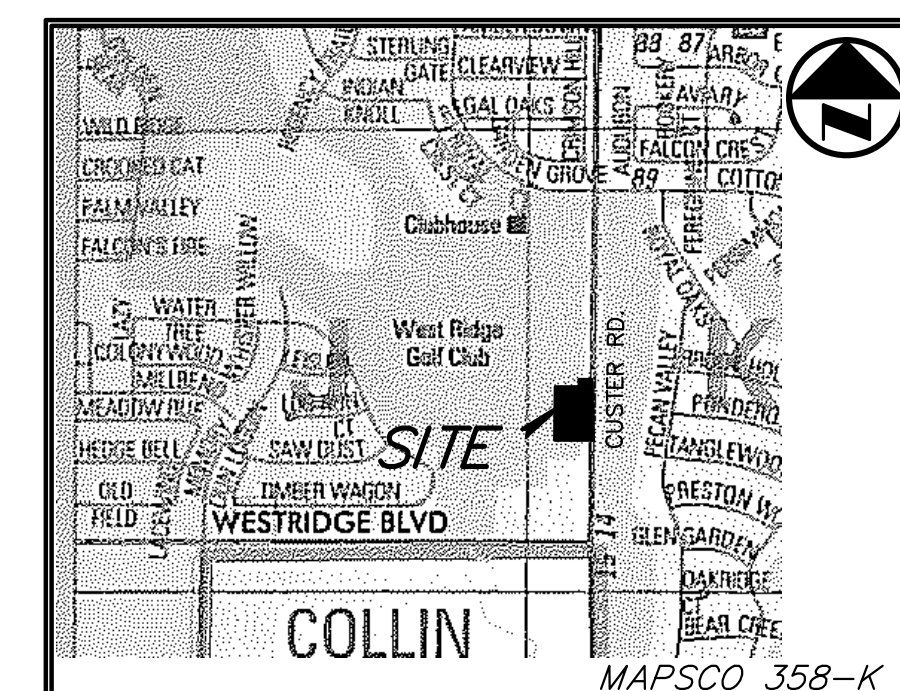
---	PROPERTY LINE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "WESTWOOD" CAP SET
EHSE	EROSION HAZARD SETBACK
DE	DRAINAGE EASEMENT

FILED: 06/09/2016 5:27PM
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LEGEND

- PROPERTY LINE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH WESTWOOD CAP SET
- EHSE EROSION HAZARD SETBACK
- DE DRAINAGE EASEMENT



PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT
**GOLF COURSE WEST ADDITION
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BEING REPLAT OF LOT 1, BLOCK B,
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COLLIN COUNTY, TEXAS
SHEET 2 OF 3

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART
WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE
MINIMUM SIZE REQUIREMENTS OF THE SUBDIVISION
ORDINANCE.

THE PURPOSE OF THIS AMENDING PLAT IS TO DEDICATE LOT 2,
BLOCK B AND EASEMENTS NECESSARY FOR DEVELOPMENT.

OWNER: WRIDGE GOLF LLC 15615 BUTTERFISH PL LAKEWOOD RANCH, FL 34202 PHONE (972) 832-1573	PREPARED FOR: Mr. Lino Andreani SHB DEVELOPMENT, LLC P.O. Box 175 Shreveport, Louisiana 71161	PPGUE ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 WWW.WESTWOODPS.COM (214) 437-4640 PHONE (888) 937-5150 TOLL FREE TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430	PREPARED 04-04-2016 SURVEYED 03-23-2016 SCALE: 1" = 100' W NUMBER R0008110.00 DRAWN BY: RLG CHECKED BY: RPP
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DWG NO: 0008110 PLAT.DWG

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© WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

STATE OF TEXAS Δ
COUNTY OF COLLIN Δ

WHEREAS, WRIDGE GOLF, LLC is the owner of a 65.3515 acres acre tract of land situated in the F.M. Ashlock Survey, Abstract No. 6 and the G.S. Baccus Survey, Abstract No. 119, Collin County, Texas; said tract being part of Lot 1, Block B, Golf Course West Addition, Lot 1R2, Block A, Lot 1, Block B, and Regency Trail ROW, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 285 of the Plat Records of Collin County, Texas; said 65.3515 acres acre tract being more particularly described as follows:

BEGINNING, at a 5/8–inch iron rod with "Bury" cap found for corner at an angle point in the west right–of–way line of Custer Road (F.M. 2478, a variable width right–of–way); said point also being in the common line between said Lot 1, Block B and Lot 2R, Block A, Golf Course West, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, page 805 of the said Plat Records and the northwest corner of that certain tract of land described in Special Warranty Deed to State of Texas recorded in County Clerk's File No. 20081020001238660 of the Deed Records of Collin County, Texas;

THENCE, South 00 degrees, 54 minutes, 23 seconds East, along the said west line of Custer Road and west line of said State of Texas tract, a distance of 1,470.16 feet to a 5/8–inch iron rod with "Bury" cap found for corner in the common line between said Lot 1, Block B and Lot 2, Block A, Kids "R" Kids Addition, Lots 1, 2, & 3, Block A, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet Q, Page 296 of the said Plat Records; said point also being the southwest corner of said State of Texas tract and the northwest corner of that certain tract of land described in Deed to State of Texas recorded in County Clerk's File No. 20080710000840120 of the Deed Records of Collin County, Texas;

THENCE, departing the said west line of Custer Road and said west line of first referenced State of Texas tract and along the said common line between Lot 1, Block B and Lot 2, Block A, the following two (2) calls:

South 89 degrees, 05 minutes, 33 seconds West, a distance of 184.94 feet to a 1/2–inch iron rod found for an ell corner; said point also being the northwest corner of said Lot 2, Block A;

South 00 degrees, 54 minutes, 27 seconds East, a distance of 199.74 feet to a 5/8–inch iron rod with "Bury" cap found for corner; said point also being a southeast corner of said Lot 1, Block B and the northeast corner of Lot 1, Block A of said Kids "R" Kids Addition;

THENCE, departing the said common line between Lot 1, Block B and Lot 2, Block A and along the common line between said Lot 1, Block B and said Lot 1, Block A, the following two (2) calls:

South 89 degrees, 19 minutes, 10 seconds West, a distance of 324.69 feet to a 5/8–inch iron rod with "Bury" cap found for an ell corner; said point also being the northwest corner of said Lot 1, Block A;

South 00 degrees, 40 minutes, 50 seconds East, a distance of 270.31 feet to a "+" cut in concrete found for corner in the north right–of–way line of Westridge Boulevard (a variable width right–of–way); said point also being the most southerly southeast corner of said Lot 1, Block B and the southwest corner of said Lot 1, Block A;

THENCE, South 89 degrees 21 minutes 35 seconds West, departing the said common line between Lot 1, Block B and Lot 1, Block A and along the said north line of Westridge Boulevard and a south line of Lot 1, Block B, a distance of 378.36 feet to a 5/8–inch iron rod with "Bury" cap found for corner; said point also being the most southerly southwest corner of Lot 1, Block B and the southeast corner of Block R, Winson Meadows at Westridge, Phase 1, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet O, Page 533 of the said plat Records;

THENCE, departing the said north line of Westridge Boulevard and said south line of Lot 1, Block B and along the common line between said Lot 1, Block B and said Block R, the following seven (7) calls:

North 00 degrees, 40 minutes, 40 seconds West, a distance of 527.44 feet to a 5/8–inch iron rod with "Bury" cap found for re–entrant corner; said point also being the northeast corner of Lot 26, Block R of said Winson Meadows at Westridge, Phase 1;

North 81 degrees, 33 minutes, 25 seconds West, a distance of 123.49 feet to a 1/2–inch iron rod with "Petsche" cap found at an angle point;

North 60 degrees, 34 minutes, 36 seconds West, a distance of 243.95 feet to a 5/8–inch iron rod with "Bury" cap found at an angle point;

North 45 degrees, 01 minutes, 25 seconds West, a distance of 99.44 feet to a 1/2–inch iron rod found at an angle point;

North 24 degrees, 50 minutes, 45 seconds West, a distance of 576.52 feet to a 5/8–inch iron rod with "Bury" cap found at an angle point;

North 49 degrees, 31 minutes, 09 seconds West, a distance of 544.27 feet to a 1/2–inch iron rod with "Petsche" cap found at an angle point;

South 85 degrees, 06 minutes, 17 seconds West, at a distance of 111.75 feet passing the northwest corner of said Block R and an angle point in the easterly right–of–way line of Memory Lane (a variable width right–of–way), continuing along a south line of said Lot 1, Block B and said easterly line of Memory Lane, in all a total distance of 117.98 feet to a "+" cut in concrete found for corner; said point also being at an angle point in the said easterly line of Memory Lane;

THENCE, North 08 degrees, 59 minutes, 06 seconds West, continuing along the said easterly line of Memory Lane and a westerly line of said Lot 1, Block B, a distance of 283.52 feet to a 5/8–inch iron rod with "Bury" cap found for corner; said point also being the southwest corner of Block C, Greens of Westridge, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 305 of the said Plat Records;

THENCE, departing the said easterly line of Memory Lane and said westerly line of Lot 1, Block B and along the common line between said Lot 1, Block B and said Block C, the following eight (8) calls:

North 54 degrees, 35 minutes, 08 seconds East, a distance of 146.41 feet to "PK" nail found for corner;

South 55 degrees, 58 minutes, 47 seconds East, a distance of 504.35 feet to a 1/2–inch iron rod with "Petsche" cap found for corner;

North 84 degrees, 39 minutes, 03 seconds East, a distance of 228.72 feet to a 5/8–inch iron rod with "Bury" cap found for corner; said point also being the southeast corner of said Block C;

North 00 degrees, 10 minutes, 52 seconds East, a distance of 406.56 feet to a 5/8–inch iron rod with "Bury" cap found at an angle point;

North 14 degrees, 39 minutes, 42 seconds West, a distance of 126.43 feet to a 5/8–inch iron rod with "Bury" cap found at an angle point;

North 35 degrees, 28 minutes, 34 seconds West, a distance of 165.43 feet to a 5/8–inch iron rod with "Bury" cap found at an angle point;

North 58 degrees, 08 minutes, 15 seconds West, a distance of 435.71 feet to a 1/2–inch iron rod with "Huitt" cap found at an angle point;

South 89 degrees, 37 minutes, 11 seconds West, a distance of 108.43 feet to a 5/8–inch iron rod with "Bury" cap found for corner in the easterly right–of–way line of Regency Trail (a variable width right–of–way; said point also being the most northerly southwest corner of said Lot 1, Block B, the most northerly northwest corner of said Block C and the beginning of a non–tangent curve to the right;

THE PURPOSE OF THIS AMENDING PLAT IS TO DEDICATE LOT 2, BLOCK B AND EASEMENTS NECESSARY FOR DEVELOPMENT.

THENCE, departing the said common line between Lot 1, Block B and Block C and along the said easterly line of Regency Trail and the westerly line of said Lot 1, Block B, the following three (3) calls:

In a northerly direction, along said curve to the right, having a central angle of 09 degrees, 01 minutes, 00 seconds, a radius of 748.00 feet, a chord bearing and distance of North 03 degrees, 59 minutes, 53 seconds East, 117.28 feet, an arc distance of 117.40 feet to a 5/8–inch iron rod with "Bury" cap found at the end of said curve; said point also being the beginning of compound curve to the right;

In a northeasterly direction, along said curve to the right, having a central angle of 07 degrees, 47 minutes, 27 seconds, radius of 288.50 feet, a chord bearing and distance of North 12 degrees, 25 minutes, 19 seconds East, 39.20 feet, an arc distance of 39.23 feet to a 1/2–inch iron rod with "Petsche" cap found at the end of said curve;

North 16 degrees, 01 minutes, 51 seconds East, a distance of 89.21 feet to a 5/8–inch iron rod with "Bury" cap found for corner; said point also being the most northerly northwest corner of said Lot 1, Block B and the southwest corner of Common Area F3 as shown on the Westridge On The Fairways Phase I, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet Q, Page 137 of the said plat records;

THENCE, South 89 degrees, 22 minutes, 47 seconds East, departing the said easterly line of Regency Trail and said westerly line of Lot 1, Block B and along the common line between said Lot 1, Block B and said Common Area F3, at a distance of 173.04 feet passing the southeast corner of said Common Area F3 and the south right–of–way line of Indian Knoll Drive (a 50–foot wide right–of–way), continuing along a north line of said Lot 1, Block B and said south line of Indian Knoll Drive, in all a total distance of 314.78 feet to a 1/2–inch iron rod with "Petsche" cap found for corner; said point also being the northwest corner of Block F of said Westridge On The Fairways Phase I;

THENCE, departing the said north line of Lot 1, Block B and said south line of Indian Knoll Drive and along the common line between said Lot 1, Block B and sad Block F, the following three (3) calls:

South 60 degrees, 10 minutes, 01 seconds East, a distance of 386.26 feet to a 1/2–inch iron rod with "Petsche" cap found for corner;

South 26 degrees 29 minutes 03 seconds East, a distance of 784.76 feet to a 5/8–inch iron rod with "Bury" cap found for re–entrant corner; said point also being the southwest corner of Block F;

North 79 degrees 36 minutes 13 seconds East, a distance of 91.81 feet to a 5/8–inch iron rod with "Bury" cap found; said point also being the southeast corner of said Block F and the southwest corner of said Lot 2R, Block A;

THENCE, departing the said common line between Lot 1, Block B and Block F and along the said common line between Lot 1, Block B and Lot 2R, Block A, the following two (2) calls:

South 68 degrees 39 minutes 31 seconds East, a distance of 52.76 feet to a 1/2–inch iron rod with "Petsche" cap found at an angle point;

North 89 degrees 06 minutes 39 seconds East, a distance of 747.30 feet to the POINT OF BEGINNING.

CONTAINING, 2,846,713 square feet or 65.3515 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from and actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY
RELEASED 05/16/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Roman L. Groysman,
Registered Professional Land Surveyor
No. 5864



STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this _____ day of _____, 2016.

Notary Public in and for the State of Texas.

NOTES

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.

2. (C.M.) – CONTROLLING MONUMENT.

3. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0255J, MAP REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "A" AND ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "A" – SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY–FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY–FINAL REPLAT
**GOLF COURSE WEST ADDITION
LOTS 1R & 2, BLOCK B**
BEING REPLAT OF LOT 1, BLOCK B,
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RECORDED IN VOLUME 2008, PAGE 285
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F.M. ASHLOCK SURVEY, ABSTRACT No. 6 AND
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COLLIN COUNTY, TEXAS
SHEET 3 OF 3

OWNER: WRIDGE GOLF LLC 15615 BUTTERFISH PL LAKEWOOD RANCH, FL 34202 PHONE (972) 832–1573	PREPARED FOR: Mr. Lino Andreani SHB DEVELOPMENT, LLC P.O. Box 175 Shreveport, Louisiana 71161	PPCGUE ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 (214) 437–4640 PHONE (888) 937–5150 TOLL FREE WWW.WESTWOODPS.COM	PREPARED 04–04–2016 SURVEYED 03–23–2016 SCALE: 1" = 100' W NUMBER R0008110.00 DRAWN BY: RLG CHECKED BY: RPP
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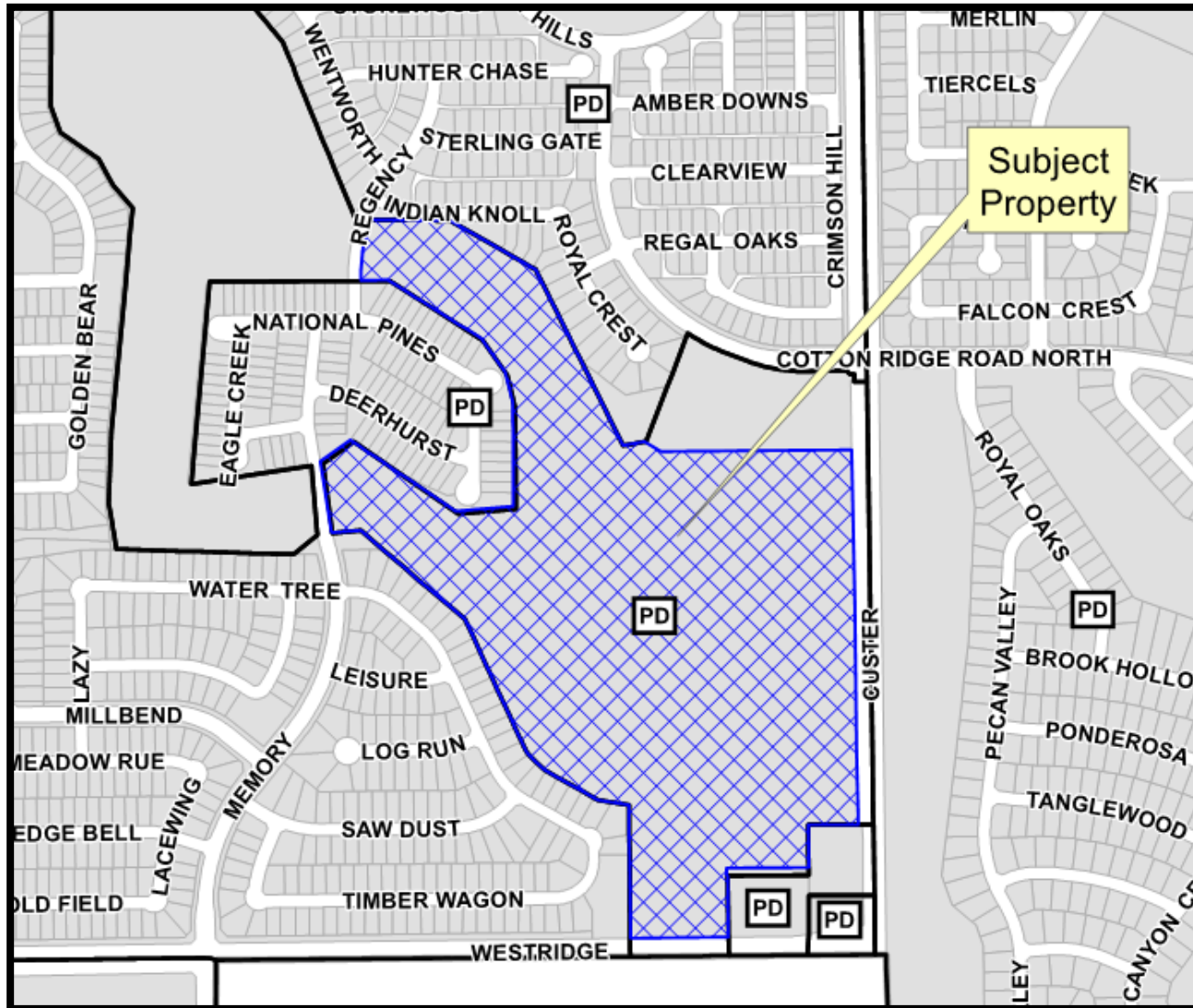
DWG NO: 0008110 PLAT.DWG

Golf Course West Addition
Preliminary-Final Replat
16-160PFR



- MONEY MAGAZINE 2014 -

Location Map

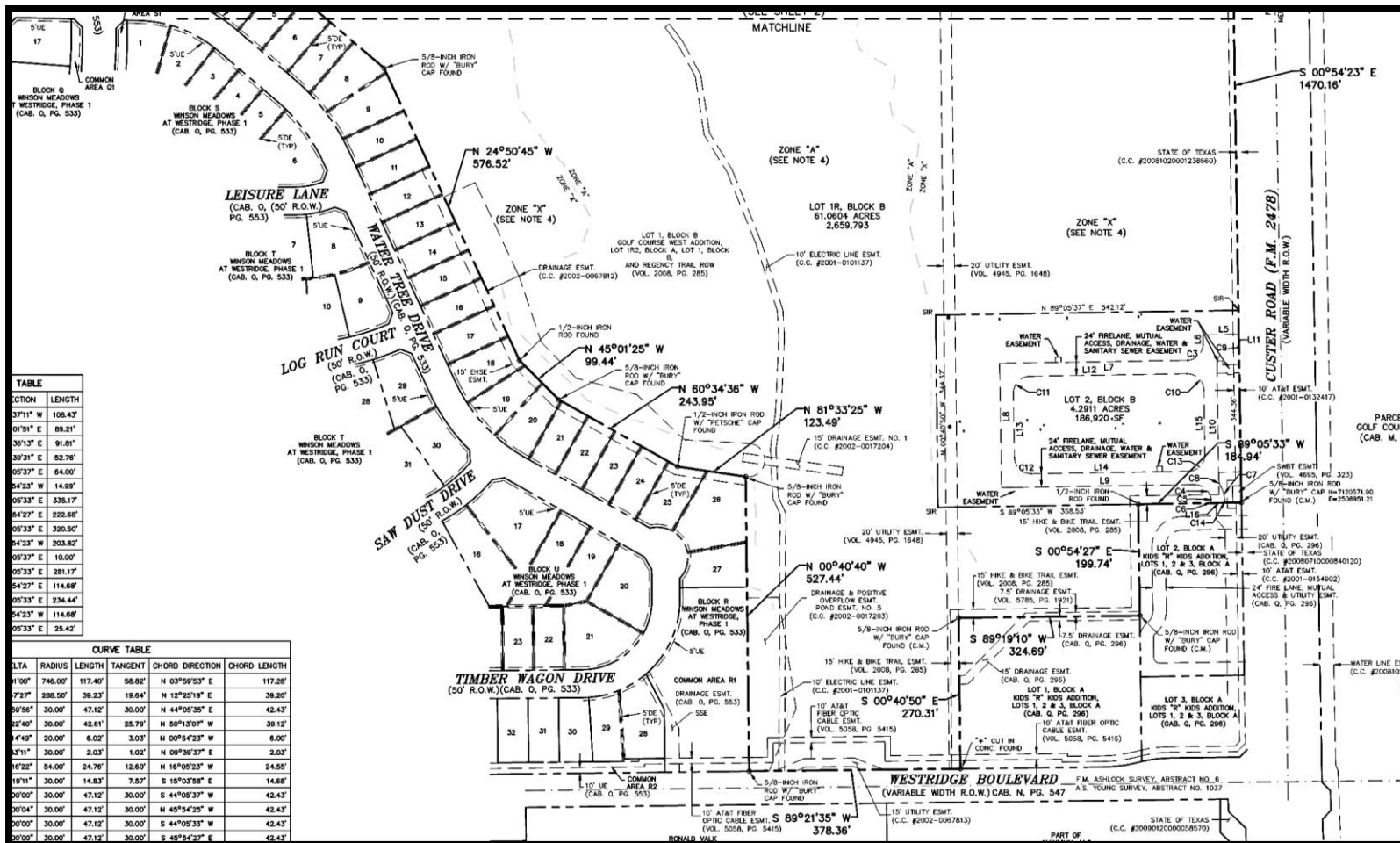


Aerial Exhibit

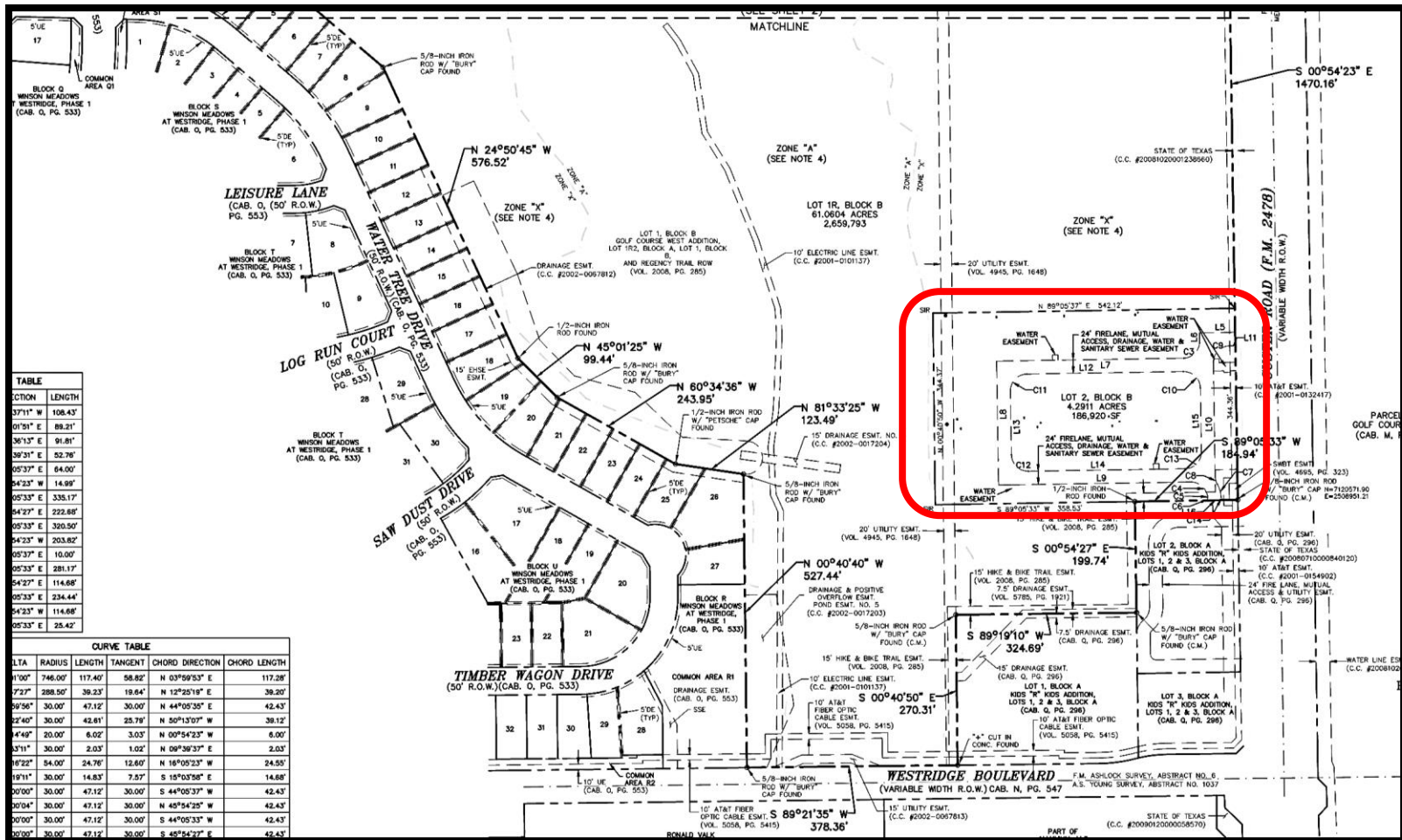


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Proposed Preliminary-Final Plat



Proposed Preliminary-Final Plat





14-068FR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Multi-Family Residential Development (McKinney Urban Village), Located Approximately 850 Feet North of Frisco Road and on the West Side of State Highway 5 (McDonald Street)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 28, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed façade plan appeal may be appealed by the applicant to the City Council.

STAFF RECOMMENDATION: Staff recommends denial of the proposed façade plan appeal due to the proposed elevations for the covered parking structure columns not being finished with masonry materials.

APPLICATION SUBMITTAL DATE: June 1, 2016 (Original Application)

ITEM SUMMARY: The applicant is requesting approval of a façade plan appeal for the covered parking structures for McKinney Urban Village. A meritorious exception (14-269ME) was approved on October 14, 2014 by the Planning and Zoning Commission to modify the exterior finishing materials and to allow for the construction of covered parking structures designed to have the appearance of wood trellises, but constructed of fiber glass.

The Façade Plan Appeal is being requested because the proposed elevations for the covered parking structure:

1. Feature exposed steel columns and metal roofing.

The applicant has received approval of a full building permit, and the project is currently

under construction. Approval of the façade plan appeal will allow the applicant to alter the materials of the covered parking structures from what was originally approved in the meritorious exception (14-269ME).

SUPPORTING MATERIALS:

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Architectural Elevations](#)

[Site Plan](#)

[PowerPoint Presentation](#)

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Multi-Family Residential Development (McKinney Urban Village), Located Approximately 850 Feet North of Frisco Road and on the West Side of State Highway 5 (McDonald Street)

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The applicant has received approval of a full building permit, and the project is currently under construction. Approval of the façade plan appeal will allow the applicant to alter the materials of the covered parking structures from what was originally approved in the meritorious exception (14-269ME).

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The

standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

The Architectural and Site Standards (Section 146-139) of the Zoning Ordinance require all covered parking and enclosed parking for multifamily residential uses to be finished with similar materials as the main multifamily structures. Exposed steel or timber supporting columns for covered parking structures shall be prohibited and shall be finished with a masonry finishing materials to match the building. The multifamily buildings consist of brick masonry finishing materials on the North (83 percent), East (83 percent), West (85 percent) and South (84 percent) elevations with a combination of stucco and fiber cement as the remaining finishing materials. The elevations facing the interior courtyards were granted approval with the Meritorious Exception (14-269ME) to provide a minimum of 35 percent masonry finishing materials with a combination of stucco and fiber cement finishing materials. As proposed, the elevations for the covered parking structures feature steel columns with metal roofing.

When considering a Facade Plan Appeal the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

Staff is of the opinion that a similar design can be accomplished through the use of masonry columns and that the use of steel columns does not meet the intent of the architectural standards. As such, Staff recommends denial of the request.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed design would have no negative impact on existing developments surrounding the subject property

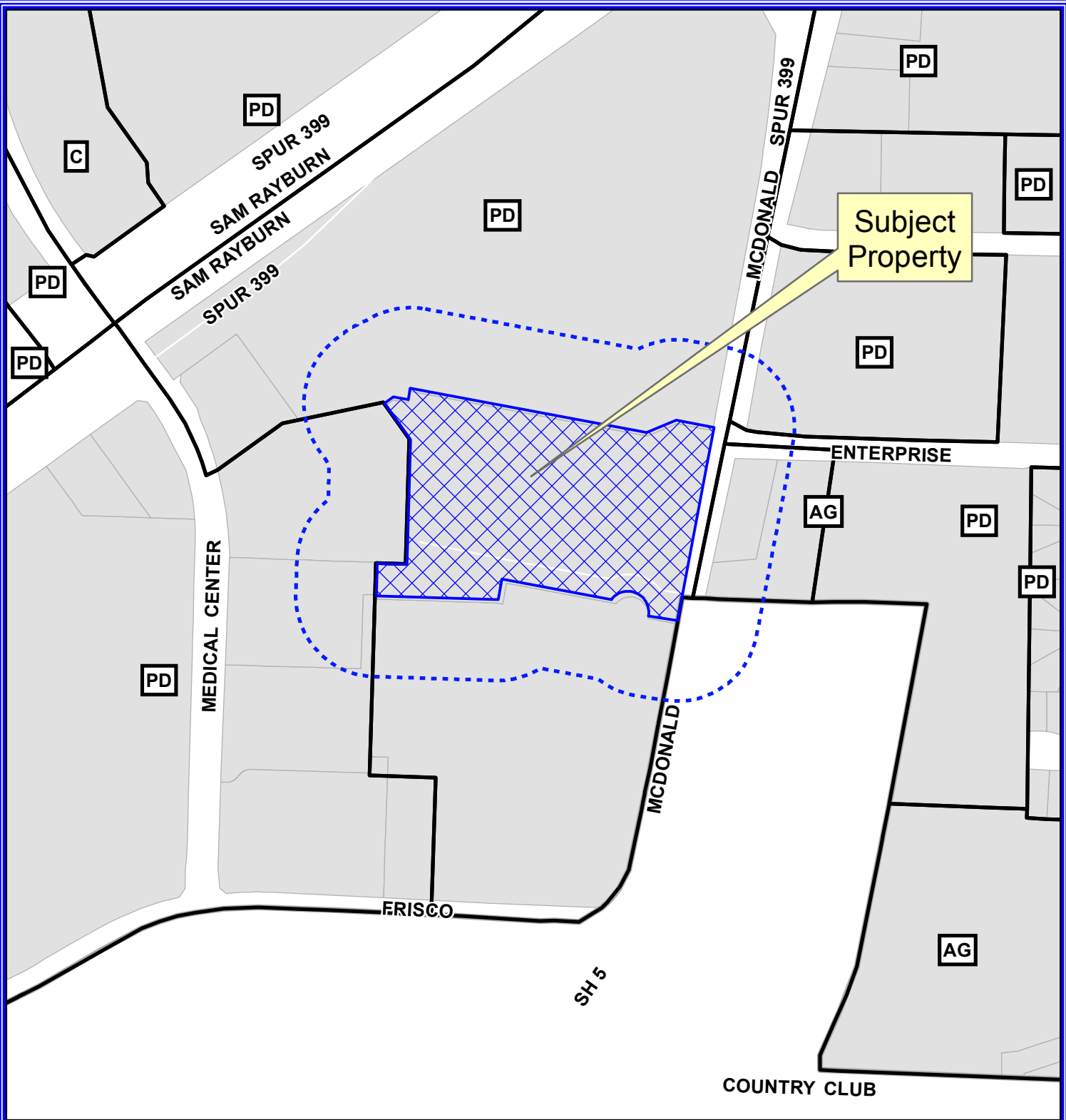
(medical office complex to the west, undeveloped land to the north and south, and a plant nursery and multifamily residential uses (Grand Reserve) to the east).

MISCELLANEOUS DISCUSSION: A Facade Plan Appeal shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and Façade Plan Appeal.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map
- Letter of Intent
- Site Plan
- Proposed Architectural Elevations
- PowerPoint Presentation



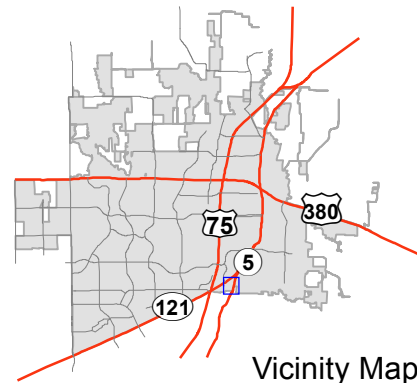
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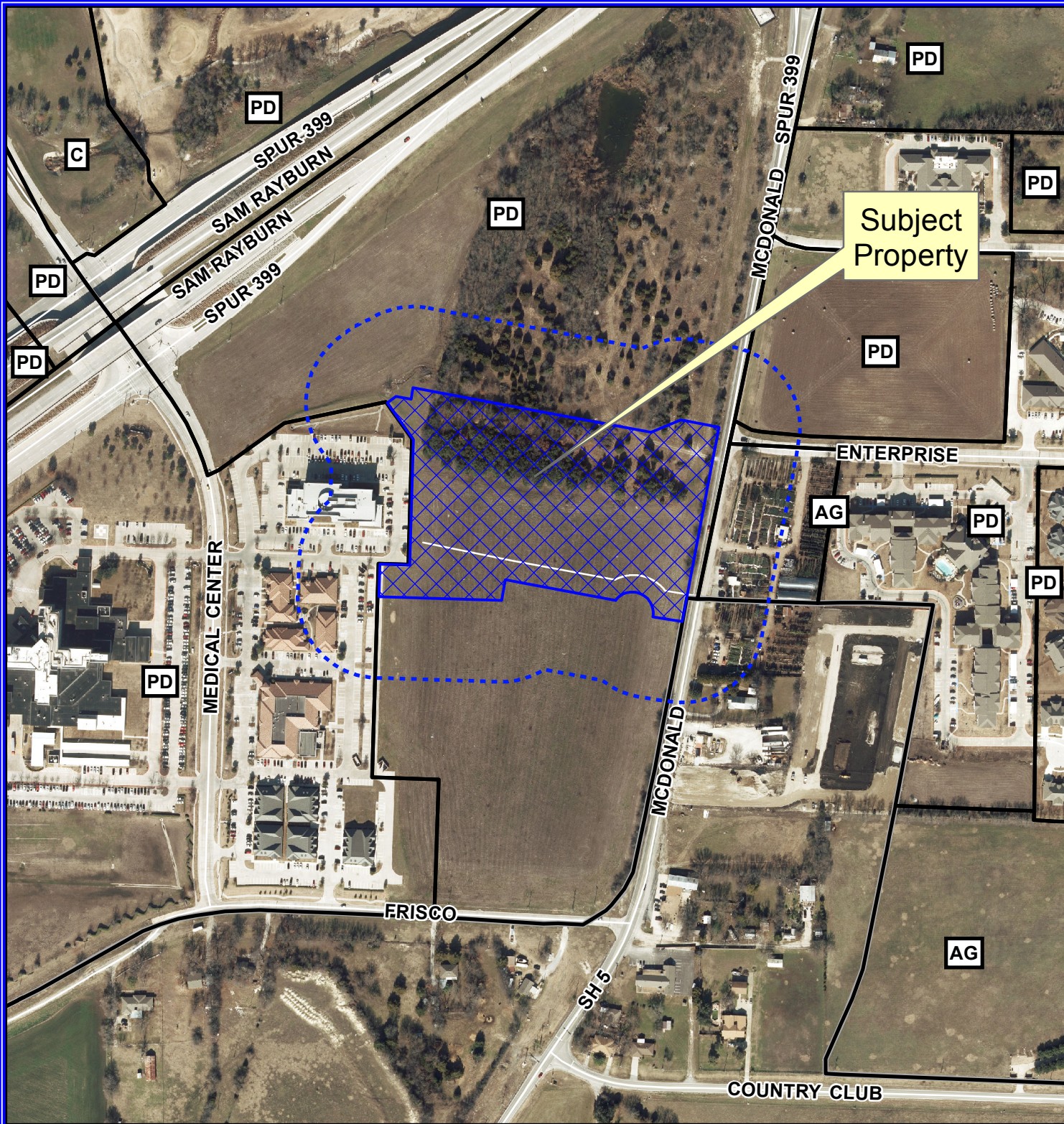
Notification Map

Case: 14-068SP

--- 200' Buffer



Vicinity Map



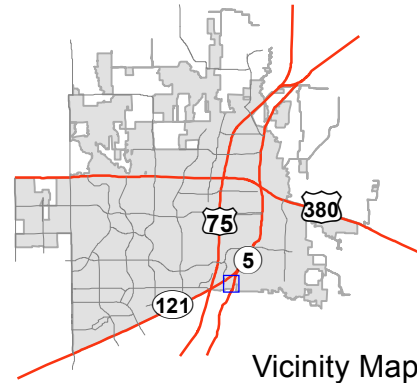
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Feet



Notification Map

Case: 14-068SP

--- 200' Buffer



Vicinity Map

CATALYST

URBAN DEVELOPMENT

May 31, 2016

Ms. Eleana Galicia
Planner I
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: McKinney Urban Village
Request for Modification of Meritorious Exception for Covered Parking Design

Mr. Galicia:

With regard to our proposed development located at 2500 South SH 5, being a 9.610 acre tract, Lot 3, Block A of the McKinney Medical Subdivision, City of McKinney, Collin County, Texas, and having PD zoning, we respectfully request a variance to the Meritorious Exception granted via Case Number 14-068SP as the fiberglass material requirement imposed hampers our ability to achieve the aesthetic, functional durability and desired longevity our high quality design intends.

The design of the buildings and site amenities is critical to creating an interesting architectural experience that projects a sense of timelessness, quality, and visual interest. Our design vernacular is purposely Classical / traditional in its approach, and utilizes a rowhouse / townhouse concept. Our parking buildings are internalized within parking courts, shielded from our internal street by Townhome residences, for private use by residents. We have worked with a handful of different fabricators and carport experts to advise us on the appropriate material and design for a high quality structure that is visually appealing to meet our design standards, creates an interesting roof line for second and third story residents, and provides high quality protection to our residents and their vehicles in the Texas sun, rain and more serious weather events.

We feel our revised design meets the intent of our Meritorious Exception, providing a visually appealing structure with high quality materials that reinforces our design intent by using materials implemented elsewhere on the primary residential buildings. It is with this context that we request the City allow our proposed metal material within our interior parking courts and the design be approved with the following specific conditions:

- Car shade covers designed as a gabled structure with 8'-6" minimum clearance, 4:12 sloped roof, and metal columns and roofing versus fiberglass. This design provides a more appealing view for second and third-story residents looking out at a collection of small buildings with a pitched roof versus flat. The metal roof and structure also provides a more durable and weatherproof structure that more adequately shields and protects our residents' vehicles. The metal roof material, used elsewhere on the project, allows us to achieve greater consistency in our design aesthetic.

Included attached are images supporting our design intent and material selections for reference. We request that this matter be heard before the Planning and Zoning Board on June 14, 2016 Planning & Zoning Commission.

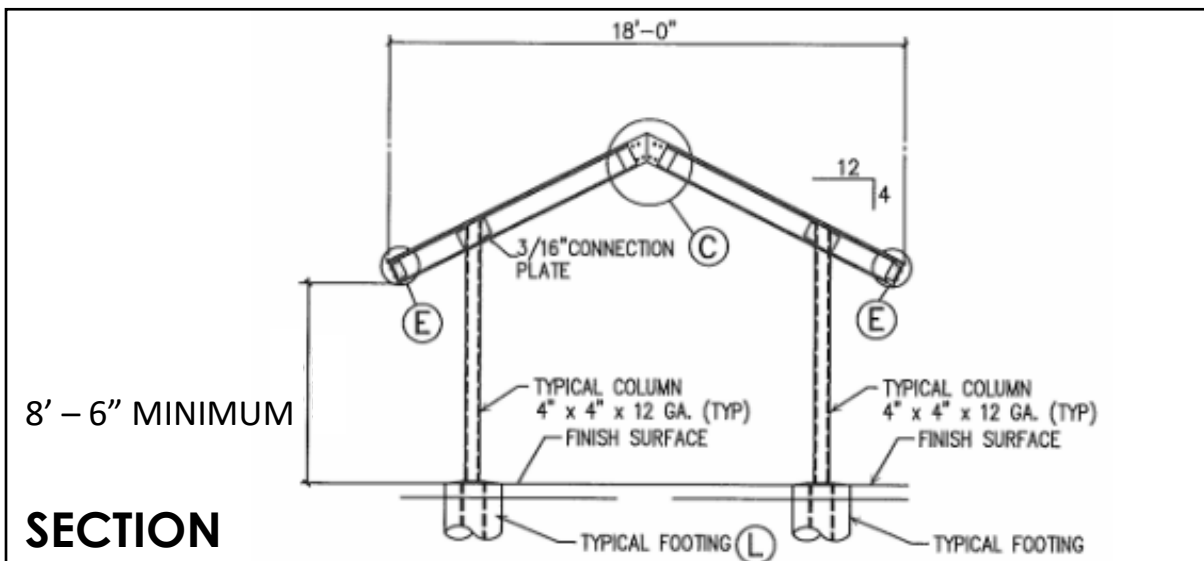
Respectfully,

Lauren Partovi
Associate
(214)446-3919

PARKING COVER STRUCTURES

Proposed architectural design concept of car parking cover structures as collection of gabled buildings with a metal structure and roof versus fiberglass. The structures will use the same metal roof as other canopies used on the project (mail canopy, canopy at building entrances, awnings and leasing and club) and blend more appropriately with the architectural design of the buildings.



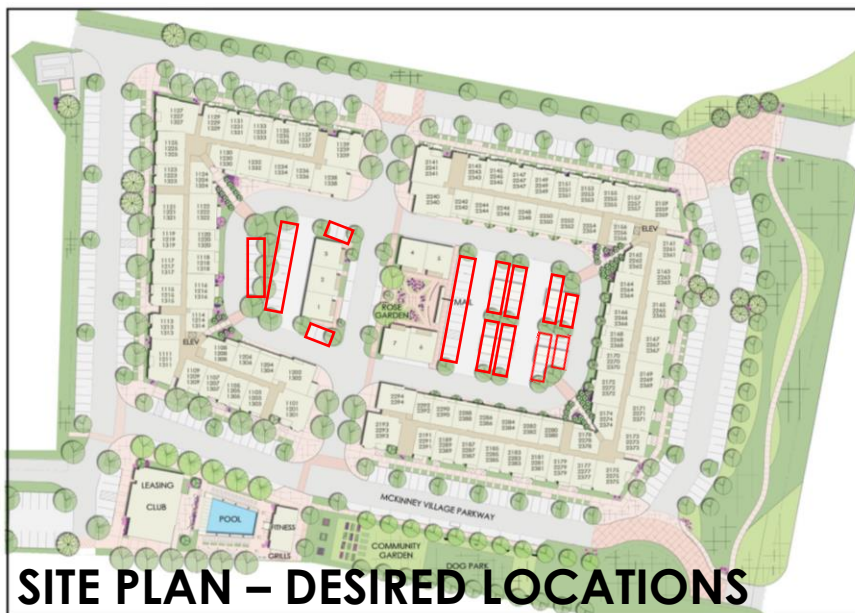




ROOF MATERIAL



DESIRED DESIGN



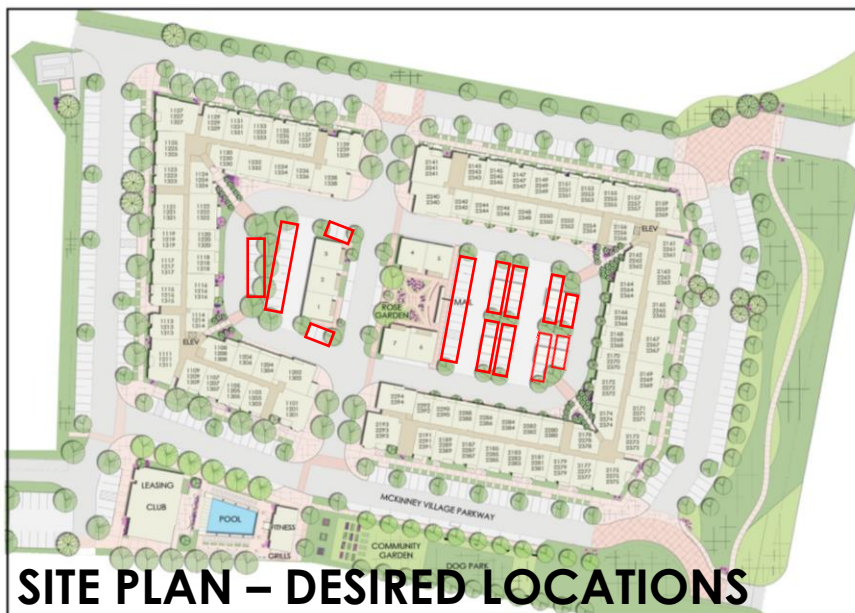
SITE PLAN – DESIRED LOCATIONS



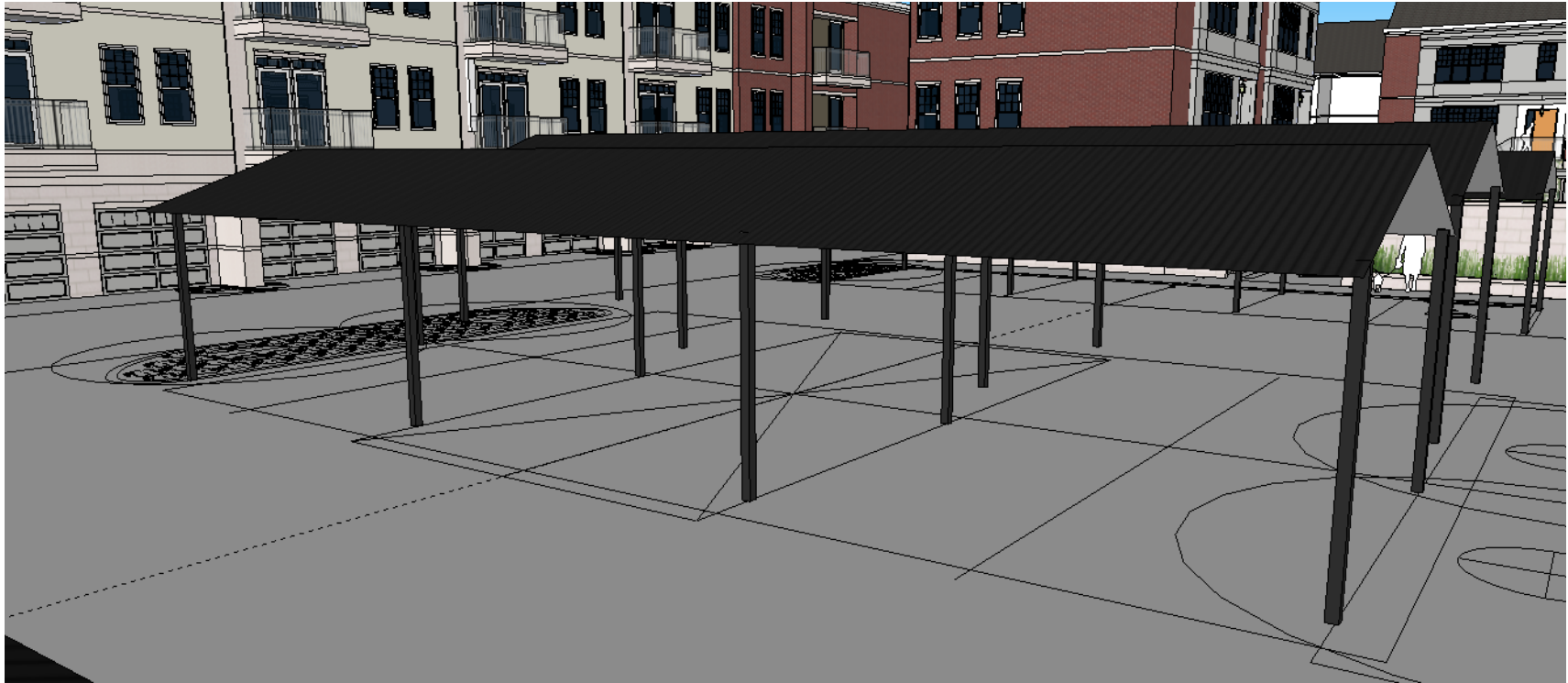
ROOF MATERIAL



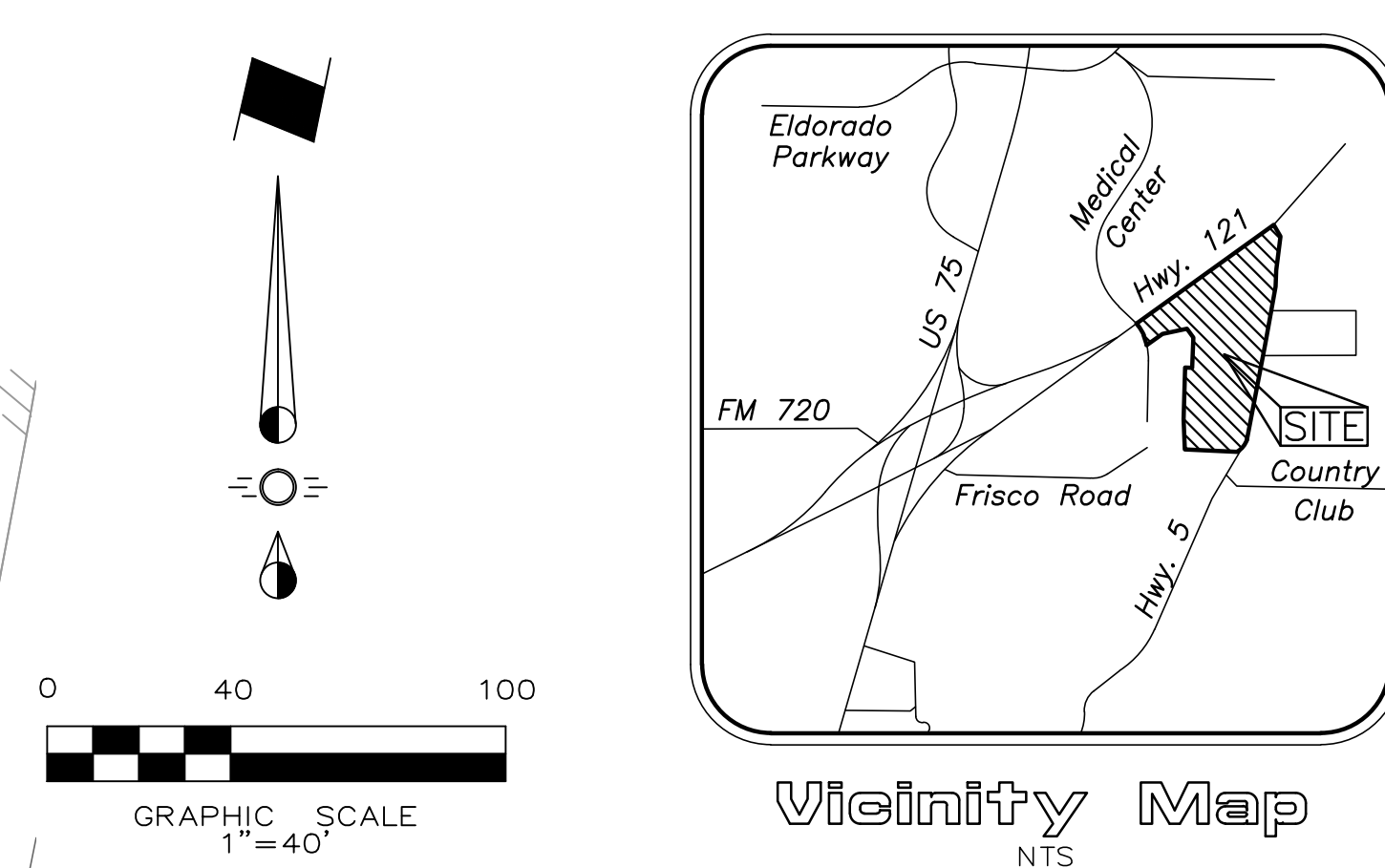
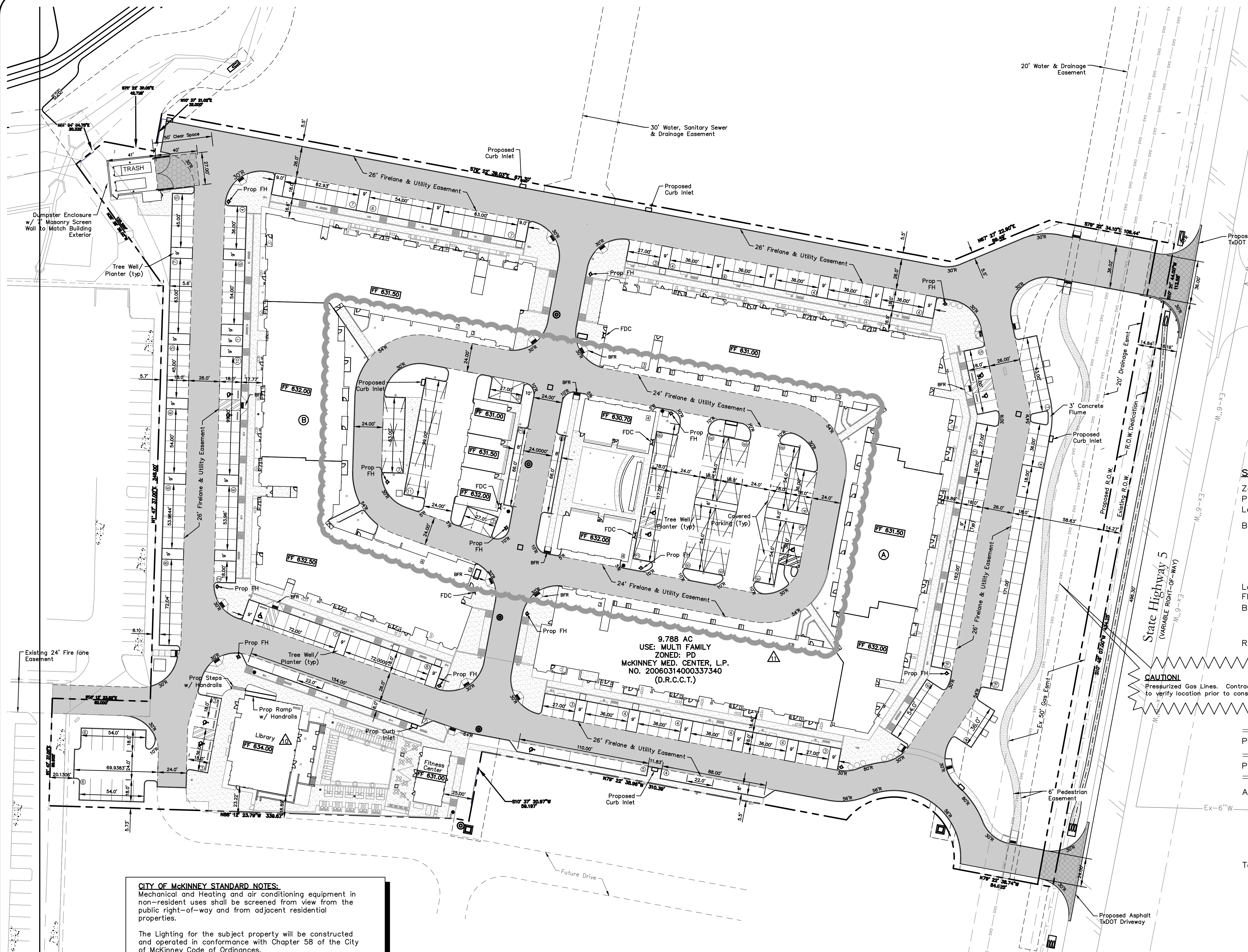
DESIRED DESIGN



SITE PLAN – DESIRED LOCATIONS



PROPOSED STRUCTURE ONLY



- LEGEND**
- Firelane
 - TxDOT Asphalt Driveway
 - Ex. Concrete
 - Ex. Asphalt Paving
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp
- Landscape Note:**
Refer to Landscape Plan for Tree Placement

SYNOPSIS

Zoning: PD
Proposed Use: Multifamily
Lot Area: 9.788 Acres (426,370 sf)
Building Areas:
Building A 125,000 sf
Building B 175,000 sf
Carriage House 15,000 sf
Leasing Office 4,200 sf
Total Bldg Area: 319,200 sf Maximum

Lot Coverage: 22.92% (Total Bldg footprint Area 97,714 sf)
Floor Area Ratio: 0.75 : 1
Building Height:
Building A 55' To Top of Ridge
Building B 55' To Top of Ridge
Carriage House Units 40' To Top of Ridge

Required Parking:
168 1 Bedroom Units (168*1.5) = 252 Spcs.
77 2 Bedroom Units (77*2.0) = 154 Spcs.
1,600 sf Work Area 1 Space/200 S.F. = 8 Spcs.
(Work Area in 9 Live/Work Units)
4,200 sf Office 1 Space/300 S.F. = 14 Spcs.
Subtotal Parking Required: 428 Spaces
Parking Reduction Total: (Per trees saved, Reference Landscape Plans) -36

Parking Required Total: 392 Parking Spaces

Parking Provided Total: (394 Parking Spaces) 10 Handicap Spc.

Architectural/Site Amenities Provided:

- 2,200 SF Pool with 10'-0" width Cooling Desk
- (4) BBQ Grills with Shaded Seating (Next to Pool)
- Fitness Center - Min 500 SF (Next to Pool)
- Library - Min 500 SF (Within Amenity Building)

Total Impervious Area: 60,650 SF (1.39 AC)

CITY OF MCKINNEY STANDARD NOTES:
Mechanical and Heating and air conditioning equipment in non-resident uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pad Site Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

- RFI 130 & 133
- IRR. METER/CLUBHOUSE GRADING
- CARPORT REVISION

Issue Dates:	Revisions:	Date:
1 04/14/2014	1 03/03/15	7 11/23/15
2 05/12/2014	2 05/11/15	8 12/28/15
3 07/15/2014	3 07/09/15	9 01/04/16
4 09/03/2014	4 07/23/15	10 04/22/16
5 01/23/2015	5 08/20/15	11 05/13/16
6	6 11/11/15	12

CROSS ENGINEERING CONSULTANTS	
131 S. Tennessee St. McKinney, Texas 75069 972.562.4409	
Drawn By:	Checked By:
C.E.C.I.	C.E.C.I.
Scale: 1" = 40'	

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
WDG Architecture Dallas
2001 Brian Street, Ste. 3100
Dallas, TX 75201
Phone (214) 969-5311
Contact: Robyn Jacobson

SURVEYOR:
AJ Bedford Group, Inc.
301 North Alamo Road
Rockwall, TX 75087
Phone (972) 722-0225
Contact: Jay Bedford

SITE PLAN

MCKINNEY URBAN VILLAGE

CATALYST URBAN DEVELOPMENT

CITY OF MCKINNEY, TEXAS

Sheet No. **SP**

Project No. 13106

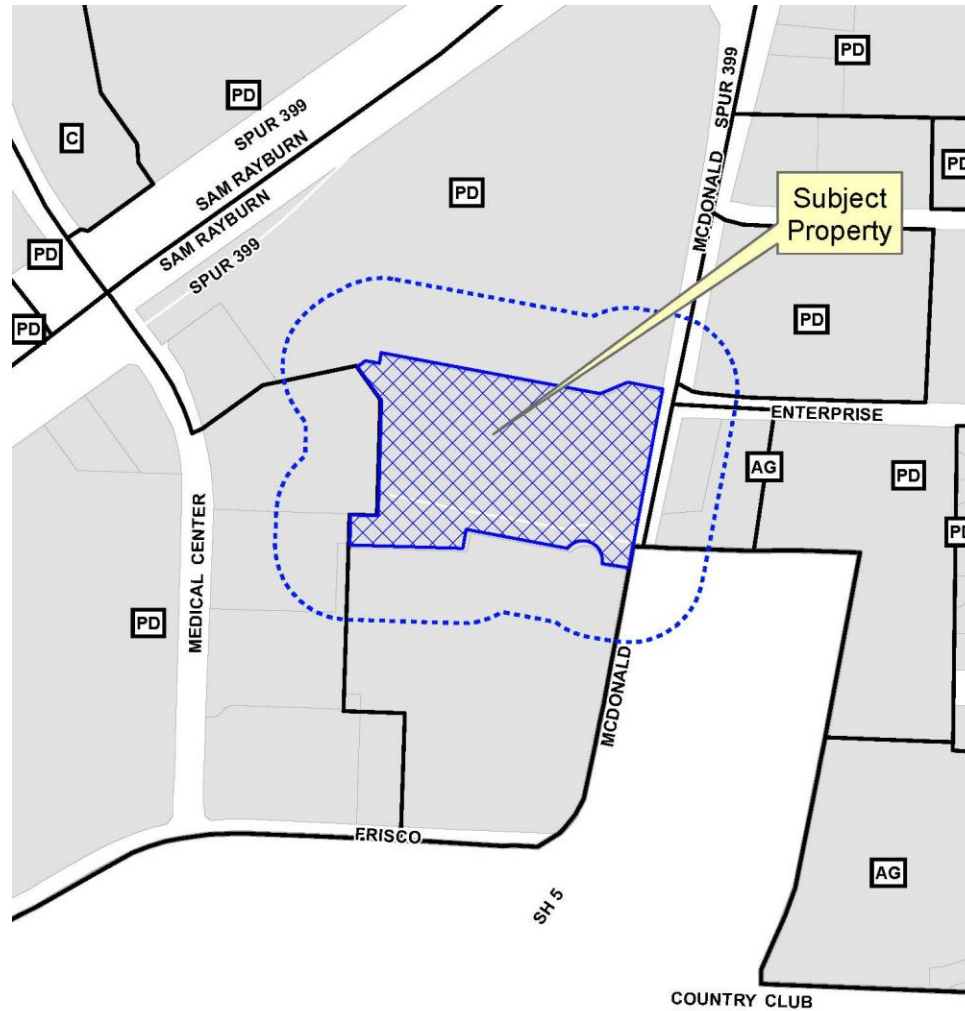
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By Planning Department at 9:14 am, May 25, 2016

McKinney Urban Village
Façade Plan Appeal
14-068FR

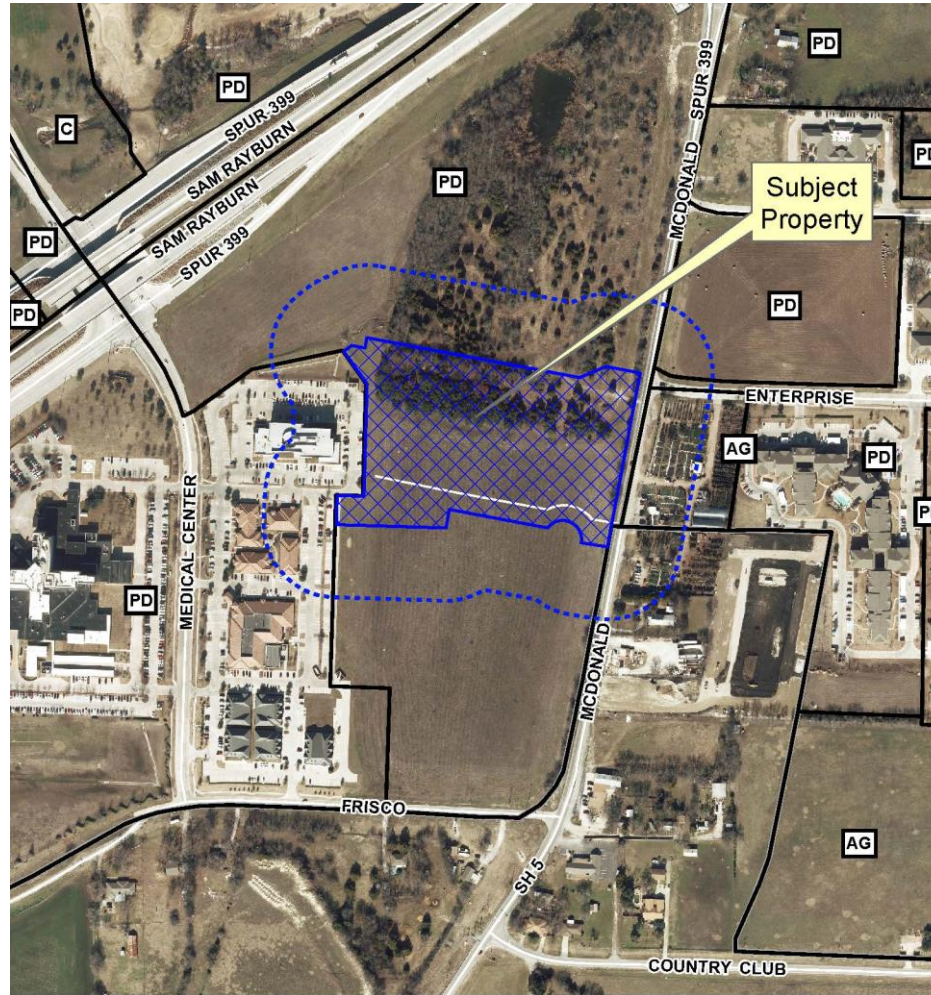


- MONEY MAGAZINE 2014 -

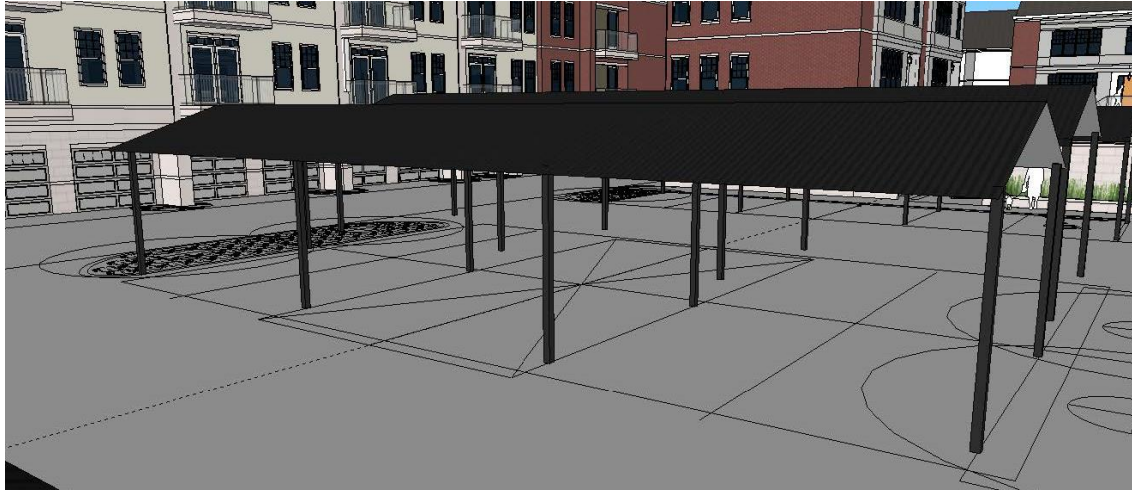
Location Map



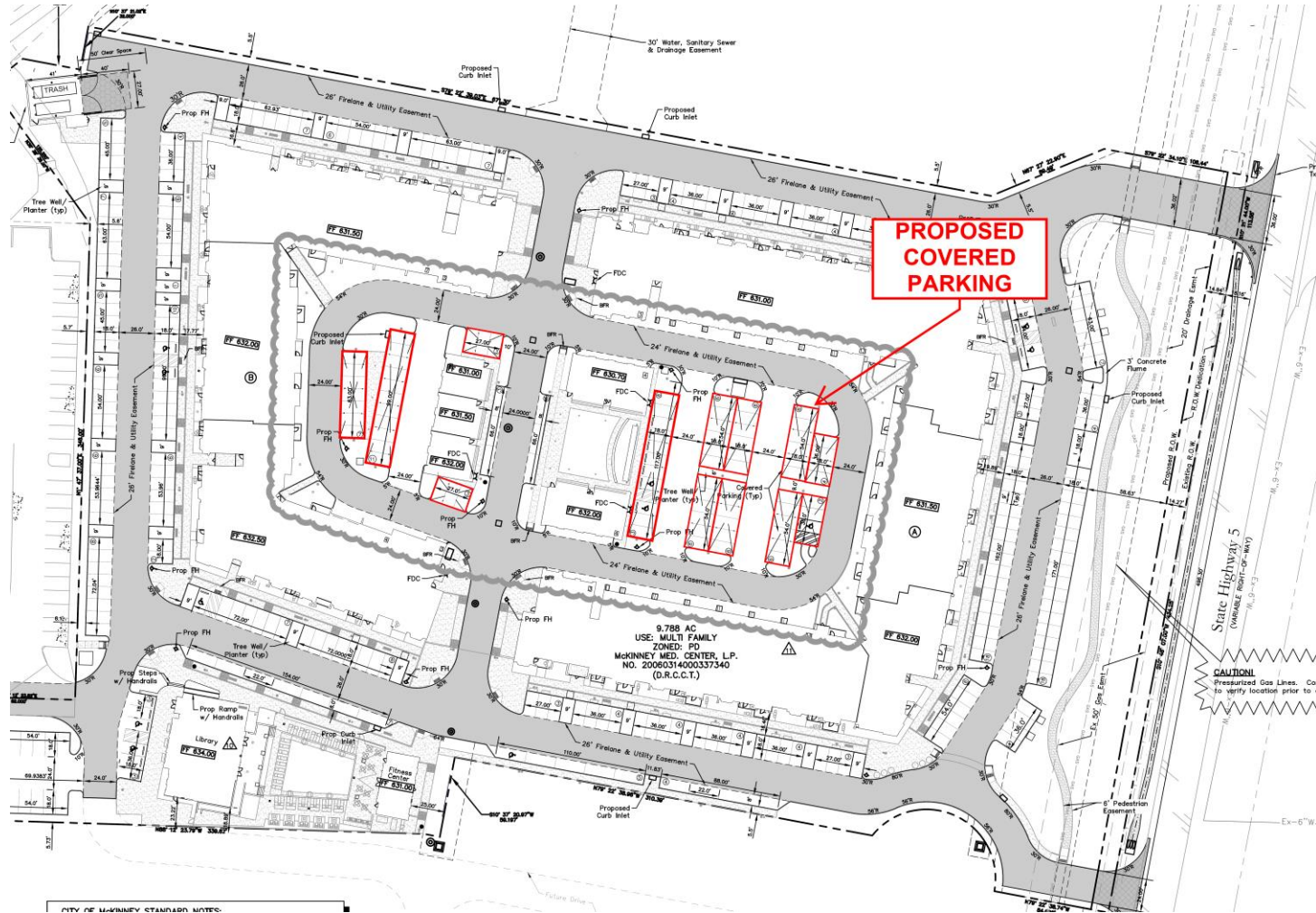
Aerial Exhibit



Proposed Covered Parking Elevations



Site Plan



Approved Covered Parking Elevations

CASE 14-269ME

