



CITY OF McKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, September 27, 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.

16-965 [Minutes of the Planning and Zoning Commission Work Session of September 13, 2016](#)

Attachments: [Minutes](#)

16-966 [Minutes of the Planning and Zoning Commission Regular Meeting of September 13, 2016](#)

Attachments: [Minutes](#)

16-266CVP [Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of The Heights at Westridge, Planning Area 12, Parcel 1209, Located Approximately 545 Feet South of Westridge Boulevard and on the West Side of Independence Parkway](#)

Attachments: [PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 16-255Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RS 60” - Single Family Residence District to “LI” - Light Industrial District, Located at 717 Tower Lane](#)

Attachments: [PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Fiscal Analysis](#)

[Land Use and Tax Base Summary Map](#)

[Proposed Zoning Exhibit](#)

[PowerPoint Presentation](#)

- 16-260Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “LI” Light Industrial District, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard](#)

Attachments: [Staff Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Fiscal Analysis](#)

[Land Use and Tax Base Summary](#)

[Proposed Zoning Exhibit](#)

[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 22nd days of September, 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.

16-965



TITLE: Minutes of the Planning and Zoning Commission Work Session of
September 13, 2016

SUPPORTING MATERIALS:

[Minutes](#)

PLANNING AND ZONING COMMISSION WORK SESSION

SEPTEMBER 13, 2016

The Planning and Zoning Commission of the City of McKinney, Texas met in work session in the Council Chambers of the Municipal Building on Tuesday, September 13, 2016 at 5:30 p.m.

City Council Member Present: Chuck Branch

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

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

There were approximately 23 guests present.

Chairman Cox called the work session to order at 5:30 p.m. after determining a quorum was present.

Chairman Cox called for discussion on the following work session items with no action taken:

- 16-233Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway
- 16-234SU2** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility (Honest Auto Service), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway
- 16-165SU2** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (Simply Storage), Located approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard
- 16-183SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to allow for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard (REQUEST TO BE TABLED)

- 16-183FR Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard (REQUEST TO BE TABLED)**
- 16-916 September 2016 Recap of Planning & Zoning Commission Regular Agenda Items that Went to City Council**

Chairman Cox declared the meeting adjourned at 6:00 p.m.

BILL COX
Chairman

16-966



TITLE: Minutes of the Planning and Zoning Commission Regular Meeting of
September 13, 2016

SUPPORTING MATERIALS:

[Minutes](#)

PLANNING AND ZONING COMMISSION

SEPTEMBER 13, 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, September 13, 2016 at 6:10 p.m.

City Council Member Present: Chuck Branch

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

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

There were approximately 31 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. He stated that item number 16-184CVP would be pulled from the Consent Agenda to be considered separately.

The Commission approved the motion by Vice-Chairman Zepp, seconded by Commission Member McCall, to approve the following three Consent items, with a vote of 7-0-0.

- 16-917 Minutes of the Planning and Zoning Commission Work Session of August 23, 2016**
- 16-918 Minutes of the Planning and Zoning Commission Regular Meeting of August 23, 2016**
- 16-170CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R3 and 6R, Block A, of the Parkside at Craig Ranch Addition, Located on the Southeast Corner of Van Tuyl Parkway and Meyer Way**

END OF CONSENT

Chairman Cox called for the Conveyance Plan for Lots 1 – 4, Block A, 380 Crossing at Headington Heights. The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member Smith, to table indefinitely the following item per the applicant's request, with a vote of 7-0-0.

- 16-184CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, 380 Crossing at Headington Heights, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard (REQUEST TO BE TABLED)**

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

- 16-233Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway**

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant had submitted an associated specific use permit for an automotive repair shop for the subject property was also being considered at this meeting and was the following item on the agenda. Ms. Galicia stated that the approval of the specific use permit was contingent upon the approval of this rezoning request due to the existing zoning on the subject property currently does not allow for an automotive repair shop use. Ms. Galicia stated that the applicant had submitted a development proposal with the associated specific use permit; however, Staff had concerns with the allowed uses granted in the "C2" – Local Commercial District in

comparison with the current zoning on the property. She stated that if the automotive repair shop was not constructed on the property, then the “C2” – Local Commercial District would allow for other uses that may not be in conformance with the existing and future surrounding development. Ms. Galicia stated that Staff was of the professional opinion that supporting retail uses should not be discouraged; however, such uses that were permitted should be ancillary to the office identity established through the surrounding existing development. She briefly discussed the allowed uses between the two zoning districts shown on the comparison chart that was included in the Staff report. Ms. Galicia stated that Staff recommended denial of the proposed rezoning request due to a lack of conformance with the goals and objectives of the City’s Comprehensive Plan of “Land Use Compatibility and Mix”. She offered to answer questions. There were none.

Mr. Don Paschal, 904 Parkwood Ct., McKinney, TX, explained the proposed rezoning request and gave a presentation. He stated that they had an excellent relationship with Staff on this project. Mr. Paschal stated that he appreciated Staff’s input and that it had made a better application. He discussed the zoning request and proposed special use permit for the subject property. Mr. Paschal stated that they had owned the property for 17 years. He gave a brief history of the development of the original property. Mr. Paschal discussed the previous zoning on the property. He stated that this location did not attract much interest from the restaurant community. Mr. Paschal discussed the positive impact on the community from the Virginia Commons development. He discussed the proposed Honest-1 automotive service and why they felt good about having it at this location. Mr. Paschal stated that they tried to incorporate design issues to blend in with the surrounding businesses. He stated that the City of McKinney was planning to increase the number of traffic lanes on Virginia to make it a six lane thoroughfare. He stated that it could be the highest traffic thoroughfare running east to west in McKinney. Mr. Paschal discussed some other automotive care facilities on the west side of McKinney. He stated that there was similar development around those facilities and requested to have the same opportunity with this development. Mr. Paschal briefly discussed the perspective elevation for the Honest-1 facility. He stated that they would generate some jobs, 10 initially and up to 15 as the business grows, at this site. Mr.

Paschal discussed his concerns regarding wording in the Staff report and Future Land Use Map (FLUP) that he disagreed with. He offered to answer questions.

Vice-Chairman Zepp asked Mr. Paschal about the four lots to the south that had been sold. Mr. Paschal briefly discussed who owned the surrounding properties. Vice-Chairman Zepp asked which lots were unsold in this development. Mr. Paschal stated that would be the subject property and the lot next to it.

Chairman Cox asked what direction the overhead doors would face on the property. Mr. Paschal stated that the overhead doors face to the east and west. He stated that they did not face the road to the north or to the south where other uses were located. Mr. Paschal stated that they propose to have 6' landscape screening to block the view of the overhead doors.

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, with a vote of 7-0-0.

Commission Member Mantzey asked Staff why this project was not being recommended when there were similar projects on Eldorado. Ms. Galicia stated that she could not speak to the other cases that Mr. Paschal gave as similar examples to earlier; however, she felt the subject property had a higher concentration of office uses surround it.

Commission Member Mantzey asked Staff if the previous rezoning of the property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District changed any of the uses allowed on this property. Ms. Galicia stated that the "PD" - Planned Development District had allowed for some automotive related uses. She stated that when it was rezoned to "C1" - Neighborhood Commercial District the automotive related uses were eliminated.

Commission Member Mantzey asked Staff if the rezoning was the applicant's request or the City's request. Ms. Galicia stated that the applicant submitted a rezoning request to the City. Mr. Paschal stated that it was due to a request by the Director of Planning at that time. Ms. Galicia stated that she could not speak to that. Mr. Brian

Lockley, Director of Planning, stated that he was unaware of the timeframe as to when the previous rezoning occurred and could not speak to it either.

Vice-Chairman Zepp stated that there was a number of these types of establishments on Eldorado that back up to or are across the street from residential developments. He stated that he did not see the proposed use as incapable in this area.

Chairman Cox agreed with Vice-Chairman Zepp's comments. He stated that these automotive type uses were changing for the better and you now see them in rooftop areas. Chairman Cox felt the applicant had done a good job laying out the site from what he saw in the Staff report.

Vice-Chairman Zepp stated that he could see why Staff recommended denial on the request; however, this was not the traditional automotive repair shop.

Chairman Cox reiterated that Mr. Paschal stated that all work should be completed the same day and there would not be any vehicles staying overnight on the outside of the property.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted to recommend approval of the request based up on the applicant's request, with a vote of 6-1-0. Commission Member Kuykendall voted against the motion.

Commission Member Smith stated that she understood Staff's recommendation on this request. She stated that we need to strive to raise the bar instead of lowering the bar. Commission Member Smith stated that some items could be addressed with the next request on the agenda for this property.

Commission Member Kuykendall stated that she agrees with the Staff report.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 4, 2016.

16-234SU2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility (Honest Auto Service), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit request, surrounding property uses, and Staff's concerns regarding the proposed use for the subject property. She stated that Staff recommended denial of

the proposed specific use permit due to the lack of compatibility with the surrounding land uses. Ms. Galicia offered to answer questions. There were none.

Mr. Don Paschal, 904 Parkwood Ct., McKinney, TX, explained the proposed specific use permit request. He believed that the use fit the area and that there was a need for it. Mr. Paschal offered to answer questions.

Commission Member Smith had questions regarding the proposed landscaping on the subject property. Mr. Paschal explained that the plant material would be chosen from the City's approved list and they would meet or exceed the City's landscaping requirements.

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, with a vote of 7-0-0.

Commission Member Mantzey asked if all bay doors had to be screened even if they do not face a right-of-way. Ms. Galicia stated that the City required that overhead doors be screened from view of residential uses and from view of public right-of-way. She discussed the proposed screening of the overhead doors on the subject property. Ms. Galicia stated that the applicant was also required to receive approval of a site plan and landscape plan.

Commission Member Mantzey asked if the applicant meets all of the City's requirements on the site plan and landscape plan that it would be approved at the Staff level. Ms. Galicia said yes.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted to recommend approval of the specific use permit as requested by the applicant with the special ordinance provisions listed in the Staff report, with a vote of 6-1-0. Commission Member Kuykendall voted against the motion. She stated that she agreed with Staff's concerns listed in the Staff report.

Mr. Paschal stated that he had heard others say that Development Services could be difficult to work with; however, that was not his experience on this project. He stated that he knew Staff was likely to recommend denial on this request; however, Staff worked with him on the site plan and architectural input as if they were proposing the project. Mr.

Paschal stated that Staff was very easy to work with, even in the face of potential conflict. He reiterated that Staff does very well no matter what the project.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 4, 2016.

16-165SU2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility (Simply Storage), Located approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard

Ms. Eleana Galicia, Planner I for the City of McKinney, stated that Staff distributed copies of four letters of support and two letters of opposition regarding this request to the Planning and Zoning Commission. She explained the proposed specific use permit request to allow a self-storage facility (Simply Storage) to be built on the subject property. Ms. Galicia briefly discussed the proposed elevations that were included in the Staff report for informational purposes only. She briefly discussed the proposed landscaping for the subject property and the self-storage density map included in the Staff report. Ms. Galicia stated that it was Staff's professional opinion that the request could result in the overconcentration of self-storage facilities in the area. She stated that the proposed use may impede the overall development pattern from attracting meaningful commercial development. Ms. Galicia stated that the subject property services as an opportunity to create a transition to regional commercial uses proposed in the Tollway Commercial Module in the Future Land Use Module Diagram. She stated that Staff recognizes the support of the surrounding neighborhood for the request; however, was not able to support this use in the proposed location. Ms. Galicia stated that Staff had additional concerns that the approval of this request could encourage similar services or non-retail type uses in the vicinity, further reducing the potential of retail commercial development. She stated that Staff recommends denial of the proposed specific use permit as it was Staff's professional opinion that other retail commercial uses maybe more appropriate for the subject property. Ms. Galicia offered to answer questions.

Vice-Chairman Zepp asked if apartments were planned to be built to the south and east of the subject property. Ms. Galicia stated that the new McKinney High School stadium was proposed to be built to the south of this property.

Mr. Dallas Cothrum, 900 Jackson, Dallas, TX, explained the proposed specific use permit request, why he felt the proposed development was better than having a retail use at this location, and gave a presentation. Mr. Cothrum stated that most of the surrounding neighbors were in favor of the proposed development and explained why. He stated that storage was now a neighborhood use. Mr. Cothrum stated that before his client takes on a project they evaluate the various factors to determine if a location would be appropriate for their product. He explained that not all storage facilities in McKinney were compatible to what they plan to build. Mr. Cothrum stated that it was not uncommon for similar businesses to congregate and he gave examples. He did not feel that they could get a big anchor to use the whole site due to the area not having enough traffic to the area. Mr. Cothrum stated that they were planning to have retail on the property near the street. He stated that the proposed storage development would be located in the back of the property. Mr. Cothrum stated that the project would providing \$10,000,000 of taxable ad valorem for the community. He stated that the project hardly uses any City utilities and does not make a lot of trips. Mr. Cothrum stated that storage buildings were more expensive to build than retail buildings of the same height. He stated that they believe that they are right sizing the project and was not impeding the development. Mr. Cothrum stated that some of the surrounding cities were pruning their retail uses. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Mr. David Zoller, 5951 Bonnard Dr., Dallas, TX, stated that he had represented the owner for over two years marketing the property. He discussed some of the uses that people had approached the owner about for the property in the past. Mr. Zoller stated that the owner of the property did not want to chop up the property, so that he became a developer of the property. He stated that they felt the proposed development was the nicest that was presented to them and would serve as a buffer to the future development along the front portion of the property. Mr. Zoller stated that the owner was very mindful of not putting not so nice retail on the property. He offered to answer questions. There were none.

Mr. John Haggarty, 2809 Vail Dr., McKinney, TX, stated that he supported the request. He stated that he lives directly behind the proposed development. Mr. Haggarty

stated that he had shared the plans for this development with the surrounding neighbors in Eldorado Pointe. He stated that he was concerned about the noise and light pollution that the future stadium might create. Mr. Haggarty stated that the proposed development should act as a buffer. He felt that there would be a large demand for storage, especially with all of the apartments being built nearby. Mr. Haggarty stated that most of the surrounding neighbors were in favor of the request and asked that the Commission take that into consideration.

On a motion by Commission Member Mantzey, 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 Kuykendall asked if the Eldorado Pointe Home Owners Association (HOA), on behalf of the residents, took a formal position in support of the request. Mr. Haggarty said no. He stated that he took the position. Mr. Haggarty stated that he provided information about the project using Facebook and e-mail. He stated that most people were not interested enough to answer or look at the materials he provided. Mr. Haggarty stated that some of the residents had originally wanted the property to stay undeveloped as a field. He stated that none of the residents in his subdivision came to him saying that they did not want the project.

Commission Member Smith asked Staff to show the proximity to the future stadium and nearby elementary school. Ms. Galicia pointed those locations out on a map shown on the overhead projector.

Commission Member Mantzey asked if Staff was aware of any safety issues posed by this storage facility being located near an elementary school. Ms. Galicia stated that she was not aware of any safety issues.

Commission Member Mantzey asked if there would be increased traffic over other commercial developments. Mr. Galicia stated that self-storage facilities tends to be less intensive in terms of creating trips. She stated that the Engineering Department generally evaluated the traffic that might be generated.

Commission Member Mantzey asked Ms. Galicia if she had received any calls regarding why a self-storage facility should not be located near an elementary school. Ms. Galicia said no and that she only received the two letters of opposition on the request.

Chairman Cox read the names and letters of opposition and support that were distributed to the Commission prior to the meeting.

- Mr. Nathan Boyd was in opposition
- Ms. Jennifer Williams, 2710 Woodstream Ln., McKinney, TX, was in opposition
- Mr. William Milligan, 3429 Denver Dr., McKinney, TX, was in support
- Mr. Seth Vansell, 3421 Steamboat Dr., McKinney, TX, was in support
- Mr. Charles Huitt; 3405, 3409, and 3417 Denver Dr., McKinney, TX, was in support
- Ms. Mary Holley, 3408 Denver Dr., McKinney, TX, was in support

Commission Member McCall asked if these property owners lived nearby the subject property. He mentioned that all but one of the letters showed the property addresses. Staff had not generated a map showing these locations compared to the subject property.

Commission Member Cobbel stated that Mr. Charles Huitt listed that he owned three nearby properties.

Commission Member McCall spoke in favor of the request.

Vice-Chairman Zepp stated that typically you see a use like this at the end of the development as an in-fill property instead of at the beginning of a development.

Commission Member Mantzey stated that the proposed project provides a nice buffer to the possible retail on the front of the property and the stadium to the south. He stated that he did not feel that it would pose any risk to the elementary students with the reduced trips in the area. Commission Member Mantzey stated that he respected Staff's opinion trying to keep as much commercial as possible. He stated that this seemed like a viable project to him and explained why.

Commission Member Kuykendall stated that she agreed with Staff's recommendation since this was a highly visible area. She asked Staff to briefly explain why Staff was recommending denial of the request. Ms. Galicia stated that unlike other specific use permit requests for self-storage facilities there were two hard corners adjacent to the subject property that were undeveloped that could be developed in the

future for commercial uses. She stated that there were also large tracks of land north of State Highway 121 that were undeveloped and zoned for commercial uses. Ms. Galicia stated that the proposed development would set the tone for the type of commercial uses that developed in the surrounding area.

Commission Member Kuykendall stated that since this would be near the stadium, she felt it would be very visible to the residents and anybody visiting McKinney. Ms. Galicia stated that it would establish what kind of development pattern we would see in that area, not just this corner, but as a whole.

Commission Member McCall stated that the stadium would be the focal point of that area. Commission Member Kuykendall agreed; however, stated that folks coming to McKinney would also see what was located near the stadium. She stated that a self-storage facility would set the tone of what was being developed nearby.

Commission Member Cobbel stated that after the self-storage facility was built that there would be plenty of area remaining at the major corners. She felt that it was designed properly and would be covered up by future development of pads sites on the property. Commission Member Cobbel stated that they were trying to do it right from the beginning and not an infill project. She stated that this still leaves the frontage of Hardin Blvd. and McKinney Ranch Pkwy.

Chairman Cox stated that this was not one of the areas that we were currently focusing on bringing retail into McKinney. He stated that this was a good use for this portion of the property. Chairman Cox stated that there were still areas remaining to develop retail. He stated that he was in favor of the request.

Commission Member Smith stated that she agreed with Staff's recommendation. She stated that she did not see this as a positive contribution to this retail commercial corner. Commission Member Smith stated that development here could set the tone for future development in the area. She stated that she preferred to see a higher use that adds more value. Commission Member Smith stated that she did not see anything that was aesthetically appealing.

Vice-Chairman Zepp stated that if we were not looking at this now, then we would be in another four years, and that it would be almost exactly the same. He stated that he did not see a big box user going into an interior area like this. Vice-Chairman Zepp stated

that there would be development there; however, it would not be that deep. He stated that there was flood-plain to the southwest of this property.

Commission Member Smith stated that she considered property that surrounded a mega high school stadium to be prime property for a higher use.

Commission Member Kuykendall stated that she agreed with Commission Member Smith. She reiterated that this was going to set the tone for the area right out of the gate. Commission Member Kuykendall suggested that we revisit it later on.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted to recommend approval of the specific use permit as request by the applicant, with a vote of 5-2-0. Commission Members Kuykendall and Smith voted against the motion.

Council Member Branch and Alternate Commission Member McReynolds left the meeting.

14-068FR2 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)

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed facade plan appeal and gave a brief history of the previous requests on this development. She stated that the applicant was requesting approval of a facade plan appeal for the covered parking structures for McKinney Urban Village. Ms. Galicia stated that 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 would be constructed of fiber glass. She stated that the facade plan appeal was being requested because the proposed elevations for the covered parking structure featured exposed steel columns. Ms. Galicia stated that the architectural standards requires that all covered parking structures for multi-family residential uses be covered in similar materials of the main building. She stated that the standards specifically excludes exposed steel or timber supporting columns for covered parking structures. Ms. Galicia stated that Staff was of the opinion that a similar design could be accomplished with the use of masonry columns, since the use of steel columns does not meet the

requirements of the Architectural Standards. She stated that Staff was recommending denial of the proposed facade plan appeal due to the proposed elevations for the covered parking structure columns not meeting the requirements of the City's Architectural Standards. Ms. Galicia offered to answer questions. There were none.

Mr. Paris Rutherford, 7001 Preston Rd., Dallas, TX, stated that he was a developer and one of the owners of McKinney Urban Village at the Medical District. He explained the proposed facade plan appeal and gave a brief history of the previous requests on this development. Mr. Rutherford gave a preservation. He felt this was the nicest project in our Community for this type of use. Mr. Rutherford stated that it would be a very pretty facility and the rents would reflect it. He stated that every unit would have a nice view. Mr. Rutherford stated that carports made out of fiber glass was ridiculous. He stated that they originally proposed to build carports that looked like wood trellises; however, now they do not like the look of the flat angle on the tops of those units. Mr. Rutherford stated that they feel it would look better with a pitched roof and would create a softer view when viewed from above. He stated that the proposed covered parking structures made out of steel columns and metal roofing would be better and more expensive than what was currently allowed to be built. Mr. Rutherford stated that 25 of the 44 apartment complexes that they looked at in McKinney had painted steel columns. He stated that they were proposing to develop a community at this site that would hold its value over time.

Commission Member Smith asked for clarification that the trellis design for the covered parking structures was off the table. Mr. Rutherford stated that he did not feel it was the right thing to build.

Commission Member Smith asked Mr. Rutherford why he was asking for an appeal of the existing standards. Mr. Rutherford stated that he was trying to have a design within the interior courts that could not be seen from street to be congruent with the architecture around them. He stated that he was not trying to say the City's standards were bad standards.

Commission Member Smith asked why the structures would not have enough space around the columns for masonry. Mr. Rutherford stated that they were willing to

clad the steel columns in a wood cladding. He stated that they were very proud of the project.

Commission Member Cobbel wanted to clarify that the carports could only been seen from the interior to the development and not the right-of-way. Mr. Rutherford stated that was correct. He pointed out where they proposed to build the covered parking structures.

Commission Member Mantzey wanted to clarify that they wanted to build covered parking structures with a pitched roof and did not want to have brick or stone around the steel columns. Mr. Rutherford stated that there was a dimensional issue due to the tight parking space available. He stated that they would lose parking spaces if they clad the columns in a masonry product. Mr. Rutherford stated that they could not afford to lose parking spaces and still meet the City's parking requirements.

Commission Member Mantzey asked why the original structures had a wide trellis base and now there would not be enough room for steel columns to be clad in masonry product. Mr. Rutherford stated that they would lose parking spaces due to the additional space required for the columns to be surrounded in brick.

Commission Member Kuykendall stated that the Staff report listed five factors that when considering a facade plan appeal the Planning and Zoning Commission needed to consider. She suggested that the Commission look at the factors outlined in the Staff report when making a decision on this request.

Commission Member Mantzey asked if Staff had an issue with the proposed pitched roof. Ms. Galicia said no. Mr. Rutherford stated that it does not appear to be an issue with the proposed pitched roof; however, what product is used for the columns.

Commission Member Kuykendall briefly discussed what she recalled on the consideration of the meritorious exception (14-269ME) from the October 14, 2014 Planning and Zoning Commission meeting. Mr. Rutherford offered to paint the proposed steel columns white or by applying painted wood plank, possibly cedar, on the front of the steel columns. He stated that by doing this they would not lose any parking spaces. Mr. Rutherford stated that the proposed steel columns and metal roofing structures costs more than what is currently approved to be built on the property.

Commission Member Smith how many parking spaces they would lose if they had to brick the posts. Mr. Rutherford stated that they could lose between two – four parking spaces.

Commission Member McCall asked if they would still meet the City's parking requirements if they lost these spaces. Mr. Rutherford stated that they had already lost spaces along the way with adding additional landscape and some other things. He stated that they could not lose any more parking spaces and the project would be less marketable with less spaces. Mr. Rutherford stated that they were not planning to build anything ugly.

Commission Member Smith asked Staff if the photographs that Mr. Rutherford showed of other multi-family parking structures in McKinney might have been built prior to the current standards were adopted. Ms. Galicia stated that the first set of architectural standards were adopted in 2000 and then revised in 2014. She stated that provision had already been in the architectural standards. Ms. Galicia stated that she could not speak on when all of the multi-family developments were built in McKinney; however, she would assume that the examples Mr. Rutherford showed were built prior to 2000. She stated that these architectural standards were in place the first time the applicant came in to develop the McKinney Urban Village. Ms. Galicia stated that was why they requested the meritorious exception in 2014.

Commission Member Smith asked how the applicant could meet the City's parking requirement if they have to brick the columns. Ms. Galicia stated that 392 parking spaces were required for the project. She stated that they were currently proposing to provide 394 parking spaces, which leaves two extra parking spaces. Ms. Galicia stated that she could not speak to how many parking spaces that they would lose if they installed brick around the columns. She felt that the supporting columns could be strategically placed to accommodate those spaces. Ms. Galicia stated that the City usually required a 9' width for parking spaces. She stated Staff would be willing to work with the applicant to allow some of the parking spaces to be a couple of inches less than 9' in width to offset the difference.

Commission Member Smith wanted to clarify that the cedar material surrounding the columns that the applicant had earlier discussed in the meeting was not an allowable

use. Ms. Galicia stated that was correct. She stated that having cedar around the columns had not come back up prior to this meeting.

Mr. Rutherford stated that he had a discussion with Mr. Brian Lockley, Director of Planning for the City of McKinney, regarding the possibility of having cedar slats on the steel columns. He stated that the other multi-family residential facilities that he gave as examples of having steel columns earlier were all built after 2000. Mr. Rutherford stated that when he asked Staff about how they were able to get approved, he was told they received a meritorious exception. He stated that they were proposing covered parking structures with multiple columns and cited about four per structure. Mr. Rutherford stated that when you add the width of the masonry on the steel columns that it adds up to about 1 ½ - 2 feet. He stated that he appreciated Staff's willingness to reduce the width of the parking spaces; however, he did not feel comfortable with compact spaces. Mr. Rutherford stated that they had a commitment to quality and wanted to build something aesthetically pleasing for this \$34,000,000 investment. He reiterated that building the covered parking structure out of fiberglass did not make sense to him.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to close the public, with a vote of 7-0-0.

Vice-Chairman Zepp asked if the masonry columns were load bearing. Ms. Galicia stated that she would not be available to ask his question. Chairman Cox stated that most likely the columns would have a metal column inside the masonry supporting the structure.

Commission Member Cobbel stated that she liked the general look of the entire project. She stated that the proposed carports were on the interior of the project and not visible from any right-of-way and went along with the project's architectural aspect. Commission Member Cobbel stated that she did not have an issue with the applicant's request.

Commission Member Mantzey stated that it was a complete change from the original proposal and at the very end of construction, which placed the Commission and Staff in a bind. Vice-Chairman Zepp pointed out that the columns would be made out of fiberglass.

Commission Member Kuykendall stated that she appreciated the applicant's and Staff's willingness to work together on this project. She stated that she appreciated that the applicant brought another option forward.

Commission Member McCall stated that he was more concerned with the project having enough parking spaces available to meet the need. Commission Member Kuykendall stated that she agreed with Commission Member McCall; however, Staff stated that the project has two additional parking spaces available. Commission Member McCall stated that there would always be more parking spaces available at multi-family facilities.

Mr. Lockley stated that when the applicant contacted him he was requesting to have steel columns wrapped in wood. He stated that the minutes for the October 14, 2014 Planning and Zoning Commission meeting specifically call for the structure to be made out of fiberglass material instead of wood. Mr. Lockley stated that since wood was specifically called out, he requested the applicant to come back before the Commission for the appeal process. He suggested that the steel columns be wrapped in some type of wood material so that it would not take up too much space around the columns that it would not decrease the number of parking spaces. Mr. Rutherford stated that wrapping the steel columns in a painted wood so that it was light would be acceptable to him. He apologized for not catching what was approved at the October 14, 2014 meeting.

Mr. Lockley asked if Staff had any issues with the new design versus the previous trellis design. Ms. Galicia stated that Staff did not have any issues with the new pitched roof design, since the architectural standards has no regulations in terms of the roof type. She did not feel that the new pitched roof would need to be a part of facade plan appeal approval.

Commission Member Mantzey wanted to clarify that it would be surrounded with wood or a simulated wood material that would be painted. Mr. Lockley stated that was what he was recommending.

Commission Member McCall wanted to clarify that it would have steel posts wrapped in the wood material. Mr. Lockley said yes.

Vice-Chairman Zepp asked if they needed to say something in the motion about revoking the fiberglass material that was previous approved. Mr. Lockley said no and that this motion would supersede it.

The Commission Members and Staff and discussed how best to make the motion. Mr. Matt Robinson, Planning Manager for the City of McKinney, Pointed out that wood and steel posts were prohibited in the City's ordinance.

Commission Member Smith stated that the applicant was going for a visual effect when they applied for the meritorious exception than it being tied down to a specific material.

Mr. Robinson spoke with the applicant and stated that the applicant was okay with either the exposed steel columns or steel columns wrapped in wood cladding.

On a motion by Commission Member Cobbel, seconded by Commission Member Smith, the Commission unanimously voted on the motion to approve the facade plan appeal with the requirement that the covered parking structures be approved using metal posts, gabled roof with a 4x12 pitch, two posts at every two spaces, decorative light at the underside of the gables, and the metal posts be completed with a wood material facade, with a vote of 7-0-0.

16-183SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to allow for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard (REQUEST TO BE TABLED)

Ms. Eleana Galicia, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. She stated that Staff would re-notice prior to an upcoming Planning and Zoning Commission meeting.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Cobbel, the Commission voted unanimously to close the public hearing and table the proposed site plan request indefinitely as recommended by Staff, with a vote of 7-0-0.

16-183FR Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility

**(Costco), Located on the Northeast Corner of U.S.
Highway 380 (University Drive) and Hardin Boulevard
(REQUEST TO BE TABLED)**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. She stated that Staff would re-notice prior to an upcoming Planning and Zoning Commission meeting.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Vice-Chairman Zepp, the Commission voted unanimously to close the public hearing and table the proposed site plan request indefinitely as recommended by Staff, with a vote of 7-0-0.

**16-172PFR Conduct a Public Hearing to Consider/Discuss/Act on a
Preliminary-Final Replat for Lots 1-6, Block A, of the
White Avenue Addition, Located on the Northeast
Corner of White Avenue and North Kentucky Street**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Ron Lustig, 733 Creek Valley, Allen, TX, offered to answer questions.

Chairman Cox stated that the product sounded interesting and asked where the Commission might see something similar to the proposed development. Mr. Lustig stated that they submitted some architectural renderings and elevations with this request. Ms. Galicia explained that elevations were submitted; however, they were not considered during the platting process and were not included in the Staff report for this preliminary-final replat request.

Mr. Lustig mentioned some of the other developments they had completed in McKinney and briefly discussed the proposed development on the subject property.

Commission Member Smith asked if all of the Tudor style homes that they built on Tennessee Street had been sold. Mr. Lustig stated that they have sold six of the ten Tudor style homes on Tennessee Street. Commission Member Smith felt these homes were lovely.

Mr. Lustig stated that they propose to build attractive homes on the subject property, which had sat vacant for in excess of 50 years. He gave a brief history of the

property. Commission Member Smith stated that she was excited to see this development on the property. She stated that it would be an exceptional upgrade and esthetic value to the area.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final authority on this preliminary-final replat request.

Chairman Cox called for a brief five minute break in the meeting.

16-231MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1, Block 1, of the Mitchell Clinic Addition, Located on the Northwest Corner of White Avenue and U.S. Highway 75 (Central Expressway)

Ms. Melissa Spiegel, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant was proposing to combine two lots into one lot. Ms. Spiegel stated that the applicant had indicated that this lot would be used for a CarMax with automobile sales, repair, and carwash. She stated that Staff recommends approval of the proposed minor replat as conditioned in the Staff report and offered to answer questions. There were none.

Mr. Randall Siemon, Dunaway and Associates, 170 N. Preston, Prosper, TX, offered to answer questions. Chairman Cox asked Mr. Siemon if he read the Staff report and agreed with all four conditions listed in the Staff report. Mr. Siemon said yes.

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 approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

16-196SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that the request was for a private street subdivision (Emerald Heights) that would develop in accordance with the Concept Plan and Entrance exhibits located in the Staff report. Ms. Galicia stated that the development would include 43 single-family residential lots and 4 common areas. She stated that Staff recommends approval of the proposed specific use permit for a private street subdivision and offered to answer questions.

Chairman Cox asked if the subdivision was platted and if the only issue being considered was the entrance to the subdivision. Ms. Galicia stated that this request was to allow for a gated community. She stated that the applicant had submitted as associated preliminary-final plat for this development.

Ms. Traci Shannon Kilmer; Dowdey, Anderson & Associates, Inc.; 5225 Village Creek Dr.; Plano, TX; briefly explained the proposed specific use permit request and concurred with the Staff report. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member Cobbel, the Commission voted unanimously to close the public hearing and 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 October 4, 2016.

16-250Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "SO" - Suburban Office District, Located Approximately 1,085 Feet East of Custer Road and on the South Side of Collin-McKinney Parkway

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the current zoning on the subject property required that all buildings consist of a minimum of two stories and a maximum of three stories in height. Ms. Galicia stated that the applicant was requesting the property be rezoning to allow for some development of single-story office uses on the subject property. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; stated that he 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 Smith, 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 October 4, 2016.

16-257M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146, Appendix F-4 (Schedule of Uses) and Appendix G (MTC - McKinney Town Center Zoning District) of the Zoning Regulations

Mr. Matt Robinson, Planning Manager for the City of McKinney, discussed the proposed amendments to Section 146, Appendix F-4 (Schedule of Uses) and Appendix G (MTC – McKinney Town Center Zoning District) of the Zoning Regulations pertaining to adding a use category for utility substation or regulation station and to require a SUP in all zoning and character districts. He stated that recently the City was approached by a utility substation provider about the possibility of having a power substation along one of McKinney's prime commercial development corridors. Mr. Robinson stated that since the utility substations were currently permitted in every zoning district within the City, the City had little say in the site selection process. He stated that the proposed changes would allow the City to give some feedback on future substation locations. Mr. Robinson offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the proposed amendments to Section 146, Appendix F-4 (Schedule of Uses) and Appendix G (MTC – McKinney Town Center Zoning District) of the Zoning Regulations pertaining to adding a use category for utility substation or regulation station and to require a SUP in all zoning and character districts, 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 September 20, 2016.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox declared the meeting adjourned at 9:10 p.m.

BILL COX
Chairman



16-266CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of The Heights at Westridge, Planning Area 12, Parcel 1209, Located Approximately 545 Feet South of Westridge Boulevard and on the West Side of Independence Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 27, 2016

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Danielle Quintanilla, 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: August 29, 2016 (Original Application)
September 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.922 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: Samantha Pickett, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of The Heights at Westridge, Planning Area 12, Parcel 1209, Located Approximately 545 Feet South of Westridge Boulevard and on the West Side of Independence Parkway

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: August 29, 2016 (Original Application)
September 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 2.922 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 3, Block A of The Heights at Westridge, Planning Area 12, Parcel 1209. 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	“PD” – Planned Development District Ordinance No. 2001-08-087 (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-08-087 (Commercial Uses)	Daddy’s Tacos, Art Cleaners
South	“PD” – Planned Development District Ordinance No. 2001-08-087 (Residential Uses)	Single Family Residential Subdivision - The Heights at Westridge Phase I
East	“PD” – Planned Development District Ordinance No. 2001-08-087 (Residential Uses)	Single Family Residential Subdivision - Eagle’s Nest at Westridge Phase 1-B
West	“PD” – Planned Development District Ordinance No. 2014-10-078 (Residential Uses)	Single Family Residential Subdivision - The Heights at Westridge Phase VIII

ACCESS/CIRCULATION:

Adjacent Streets: Westridge Boulevard, 120’ Right-of-Way, Major Arterial

Independence Parkway, 120’ Right-of-Way, Major 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

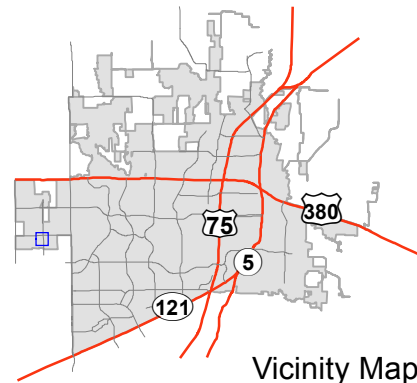


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Location Map

Case: 16-266CVP



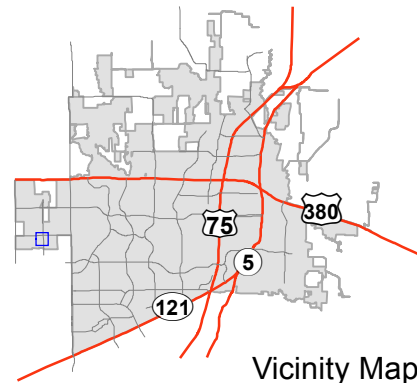


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Feet



Location Map

Case: 16-266CVP





CORWIN ENGINEERING, INC.

200 W. Belmont • Suite E • Allen, TX 75013
(972) 396-1200 • FAX (972) 396-4987

August 26, 2016

City of McKinney
P.O. Box 517
McKinney, Texas 75069

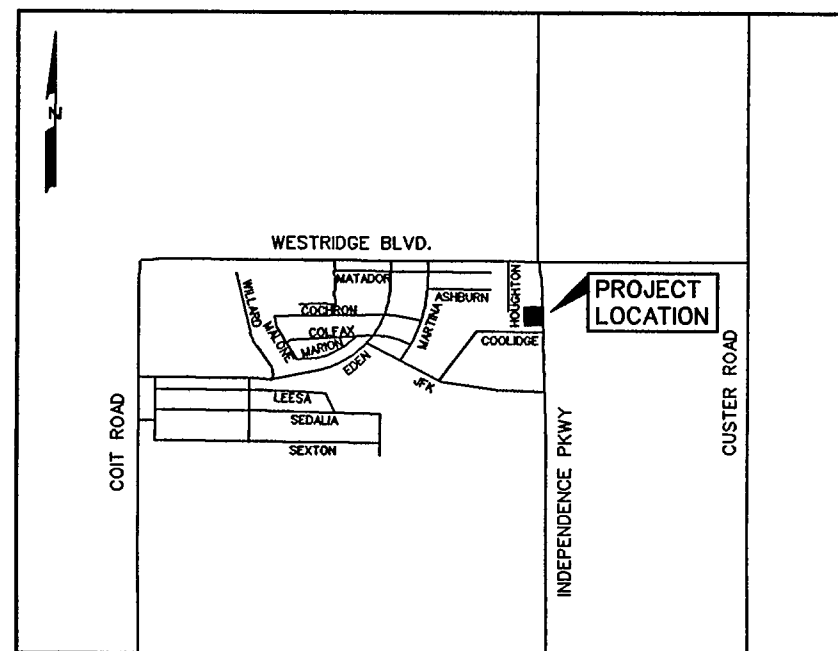
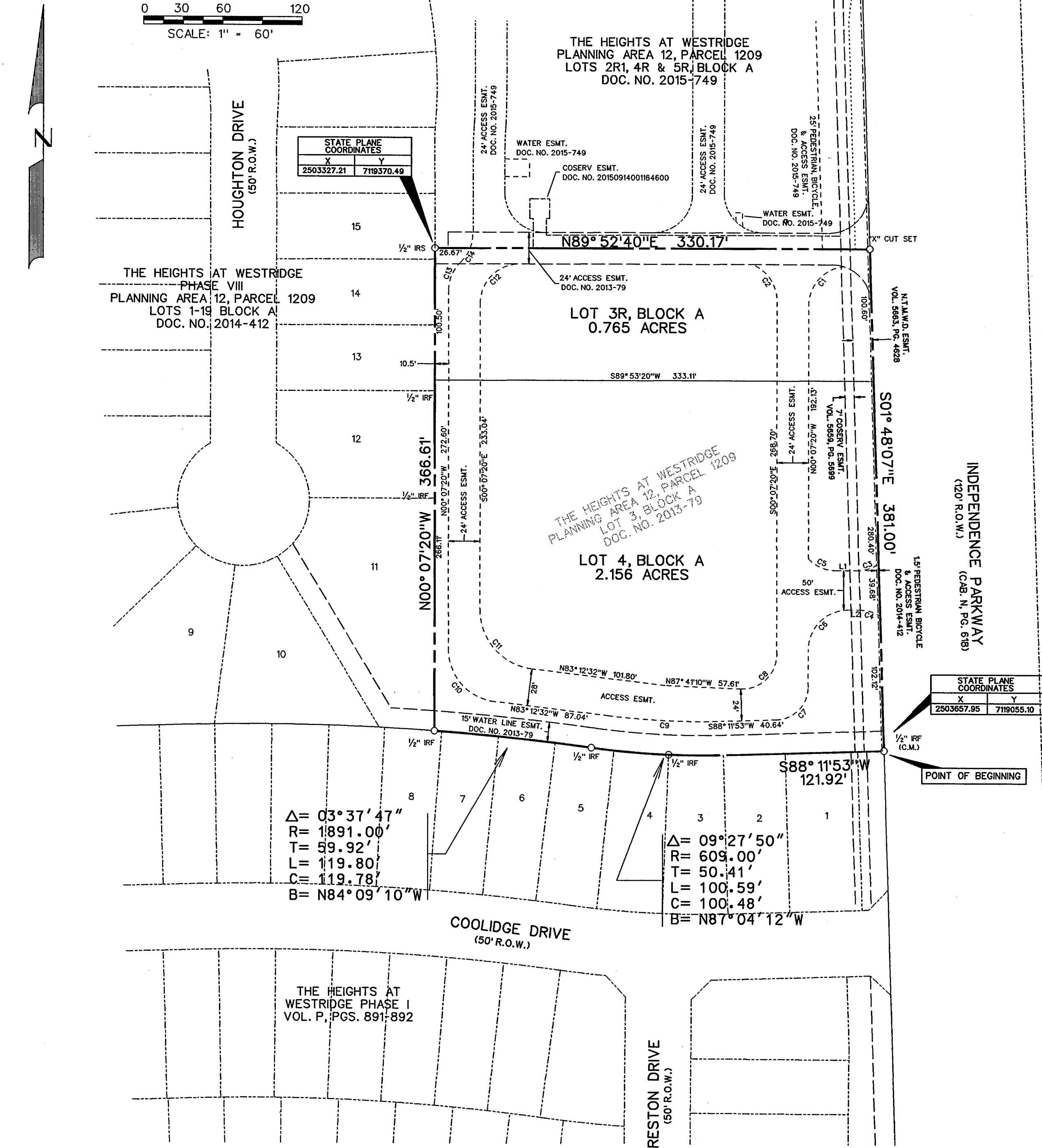
RE: The Heights at Westridge Planning Area 12, Parcel 1209
Letter of Intent – Conveyance Plat

Please accept this Letter of Intent for the Conveyance Plat of Lots 3R and Lot 4, Block A, being all of Lot 3 Block A, as recorded in Document No. 2013-79 in the Collin County Plat Records. The plat contains 2.922 acres of land.

This project is located at the west side of Independence Parkway approximately 650 feet south of the Independence Parkway and Westridge Boulevard intersection.

Sincerely,

Warren L. Corwin
CORWIN ENGINEERING, INC.



NOTES

- Bearing are referenced to The Heights at Westridge Ph. I, an addition to the City of McKinney, as recorded in Vol. P, Pgs. 891-892, in the Plat Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENCR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- IRF - Iron Rod Found
IRF - Iron Rod Set
C.M. - Controlling Monument
- 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 requirements of the subdivision ordinance.
- A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests 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 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.

LEGAL DESCRIPTION

WHEREAS, LADYBIRD TEXAS PROPERTIES, LLC., is the owner of a tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, in the City of McKinney, Collin County, Texas and being all of Lot 3 Block A out of a Conveyance Plat of The Heights at Westridge, Planning Area 12, Parcel 1209, Lots 1-3 Block A, an addition to the City of McKinney as recorded in Document No. 2013-79 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of said Lot 3 and being the most easterly northeast corner of The Heights At Westridge Phase I, an addition to the City of McKinney as recorded in Volume P, Pages 891 & 892, in the Plat Records of Collin County, Texas, and being a point in the west line of Independence Parkway, an addition to the City of McKinney, as described in Cob. N, Pg. 618, in said Plat Records;

THENCE, South 88°11'53" West, departing said west line of Independence Parkway and with a north line of said The Heights At Westridge Phase I also being the south line of said Lot 3, for a distance of 121.92 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 609.00 feet, a tangent of 50.41 feet and a central angle of 09°27'50";

THENCE, continuing with said north line and south line and with said curve to the right, for an arc distance of 100.59 feet, (Chord Bearing N 87°04'12" W - 100.48 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left having a radius of 1891.00 feet, and a tangent of 59.92 feet and a central angle of 03°37'47";

THENCE, continuing with said lines and said curve to the left for an arc distance of 119.80 feet, (Chord Bearing N 84°09'10" W - 119.78 feet), to a 1/2 inch iron rod found at the southwest corner of said Lot 3 and being the southeast corner of The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209, an addition to the City of McKinney, as described in Doc. No. 2014-412, in said Plat Records;

THENCE, North 00°07'20" West, departing said north line and along the east line of said The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209, and along the west line of said Lot 3, for a distance of 366.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said Lot 3, and being the southwest corner of The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, an addition to the City of McKinney, as described in Doc. No. 2015-749, in said Plat Records;

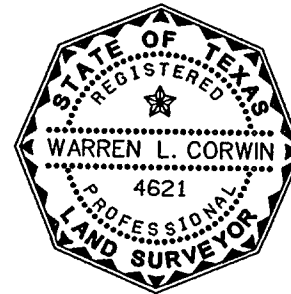
THENCE, North 89°52'40" East, along the north line of said Lot 3 and the south line of said The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, at 319.17 passing the southeast corner of said The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, and continuing for a distance of 330.17 feet, to an "X" cut set at the northeast corner of said Lot 3 and being in the west line of said Independence Parkway;

THENCE, South 01°48'07" East, along the east line of said Lot 3 and with the said west line, for a distance of 381.00 feet to the POINT OF BEGINNING and containing 2.922 acres or 127,284 square feet of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate 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.

WARREN L. CORWIN
R.P.L.S. No. 4621



THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we LADYBIRD TEXAS PROPERTIES, LLC., the undersigned do hereby adopt this Conveyance Plat designating the herein described property as THE HEIGHTS AT WESTRIDGE PLANNING AREA 12, PARCEL 1209, LOT 3R and 4, Block A being a Replat of Lot 3 Block A recorded in Doc. No. 2013-79, an addition to the City of McKinney, Collin County, Texas do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger, or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

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

LADYBIRD TEXAS PROPERTIES, LLC.

Carl T. Hansla
Authorized Representative

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CARL T. HANSLA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

"Approved and Accepted"

Planning and Zoning Commission
City of McKinney

Date

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	83°11'50"	30.00'	43.56'	26.63'	39.83'	N41°28'35"E
2.	67°36'52"	30.00'	35.40'	20.09'	33.38'	S33°55'46"E
3.	34°27'39"	30.00'	18.04'	9.30'	17.77'	N72°50'35"E
4.	30°56'24"	30.00'	16.20'	8.30'	16.00'	S74°26'37"E
5.	45°33'45"	30.00'	23.86'	12.60'	23.23'	N67°08'43"W
6.	90°12'32"	30.00'	47.23'	30.11'	42.50'	S44°58'56"W
7.	89°19'13"	25.00'	38.54'	24.28'	34.83'	S44°02'17"W
8.	92°26'10"	26.00'	41.95'	27.13'	37.54'	S46°05'45"W
9.	08°35'35"	580.00'	86.99'	43.58'	86.91'	N87°30'19"W
10.	83°05'12"	40.00'	58.01'	35.44'	53.05'	N41°39'56"W
11.	83°05'12"	45.00'	65.26'	39.87'	59.69'	N41°39'56"W
12.	90°00'00"	30.00'	47.12'	30.00'	42.43'	N44°52'40"E
13.	45°52'04"	30.00'	24.02'	12.69'	23.38'	N22°48'42"E
14.	24°33'21"	30.00'	12.86'	6.53'	12.76'	N33°28'03"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°55'35" E	15.00'
2.	N 89°54'48" W	9.02'

CONVEYANCE PLAT
OF

THE HEIGHTS AT WESTRIDGE
PLANNING AREA 12, PARCEL 1209

LOT 3R AND LOT 4, BLOCK A
BEING A REPLAT OF LOT 3 BLOCK A
DOC. NO. 2013-79
2.922 ACRES

OUT OF THE
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037

IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
LADYBIRD TEXAS PROPERTIES, LLC.
1515 INTERNATIONAL PKWY, STE. 3001
LAKE MARY, FL 32746

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

AUGUST 2016

SCALE: 1"=60'



16-255Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "LI" - Light Industrial District, Located at 717 Tower Lane

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 27, 2016

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 18, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to lack of conformance with the goals and objectives of the City's Comprehensive Plan of "Land Use Compatibility and Mix."

However, should the rezoning request be approved, the subject property shall develop in accordance with Section 146-114 ("LI" - Light Industrial District) of the zoning ordinance, and as amended.

APPLICATION SUBMITTAL DATE: August 15, 2016 (Original Application)
August 29, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.53 acres of land from "RS 60" - Single Family Residence District to "LI" - Light Industrial District.

SUPPORTING MATERIALS:

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Fiscal Analysis](#)

[Land Use and Tax Base Summary Map](#)

[Proposed Zoning Exhibit](#)

[PowerPoint Presentation](#)

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RS 60” – Single Family Residence District to “LI” – Light Industrial District, Located at 717 Tower Lane

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 18, 2016 meeting.

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However, should the rezoning request be approved, the subject property shall develop in accordance with Section 146-114 (“LI” – Light Industrial District) of the zoning ordinance, and as amended.

APPLICATION SUBMITTAL DATE: August 15, 2016 (Original Application)
August 29, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.53 acres of land from “RS 60” – Single Family Residence District to “LI” – Light Industrial District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Erosion Contracting Yard (Currently Inactive)

North	“BG” – General Business (Commercial Uses)	North Texas Job Corporation
South	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Storage Yard
East	“ML” – Light Manufacturing District (Industrial Uses)	Champion Utility Company
West	“RS 60” – Single Family Residence District (Single Family Residential Uses)	Single Family Residence

PROPOSED ZONING: The applicant is requesting to rezone approximately 0.53 acres of land from “RS 60” – Single Family Residence District to “LI” – Light Industrial District. The property is currently zoned for single family residential uses, however the site has operated in the past as an erosion control contracting yard, and was classified a nonconforming use. Per Section 146-40 (Nonconforming uses and nonconforming structures) of the Zoning Ordinance, nonconforming uses are allowed to operate indefinitely, unless the use ceases to operate for a period longer than 12 months, at which time the nonconforming use shall be deemed as permanently abandoned. The previous use has been discontinued for longer than 12 months, and the applicant is requesting to rezone the subject property to “LI” – Light Industrial District to potentially redevelop the site for an automotive repair and service facility; however no plans have been formally submitted for review to the Planning Department.

The subject property is adjacent to existing single family residential uses to the west, an existing utility company to the east and south, and the North Texas Job Corporation to the north. The proposed zoning (“LI” – Light Industrial) would allow for industrial uses that would not be compatible with the existing residential uses located west of the subject property including, but not limited to, automotive repair, food processing plants, and metal fabrication, which could be a nuisance to adjacent residential uses. Although the properties located east are zoned “ML” – Light Manufacturing District, the surrounding area is comprised of a limited number of uses that are industrial in nature. The applicant has indicated to Staff the desire to develop an automotive service and repair facility on the subject property, however if the proposed zoning is approved, the applicant will also have the option to develop all other uses permitted in the Light Industrial District. Staff is not opposed to non-residential uses on the subject property, however Staff’s professional opinion is that uses permitted by right in the proposed zoning would not be compatible with existing residential uses, and as such, Staff recommends denial of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for single family residential uses. The FLUP modules diagram designates the subject property as Town Center within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is not in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning request would not help achieve the goal of “Land Use Compatibility and Mix” through the stated objective of the Comprehensive Plan “land use patterns that complement one another” and “land use patterns that address appropriate transition and mix of uses.”
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located east of the subject property are zoned for manufacturing uses, while the properties located west and south are zoned for residential uses and the properties located north are zoned for commercial uses. The proposed rezoning request will alter the land use from residential uses to allow for light industrial uses. Staffs’ professional opinion is that the proposed zoning (“LI” – Light Industrial District) will not remain compatible with the adjacent residential uses located west of the subject property.
- **Fiscal Analysis:** Staff performed a fiscal analysis for this case because the rezoning request does alter the base residential zoning of the subject property. The attached fiscal analysis shows a positive cost benefit of \$4,606 using the full cost method.

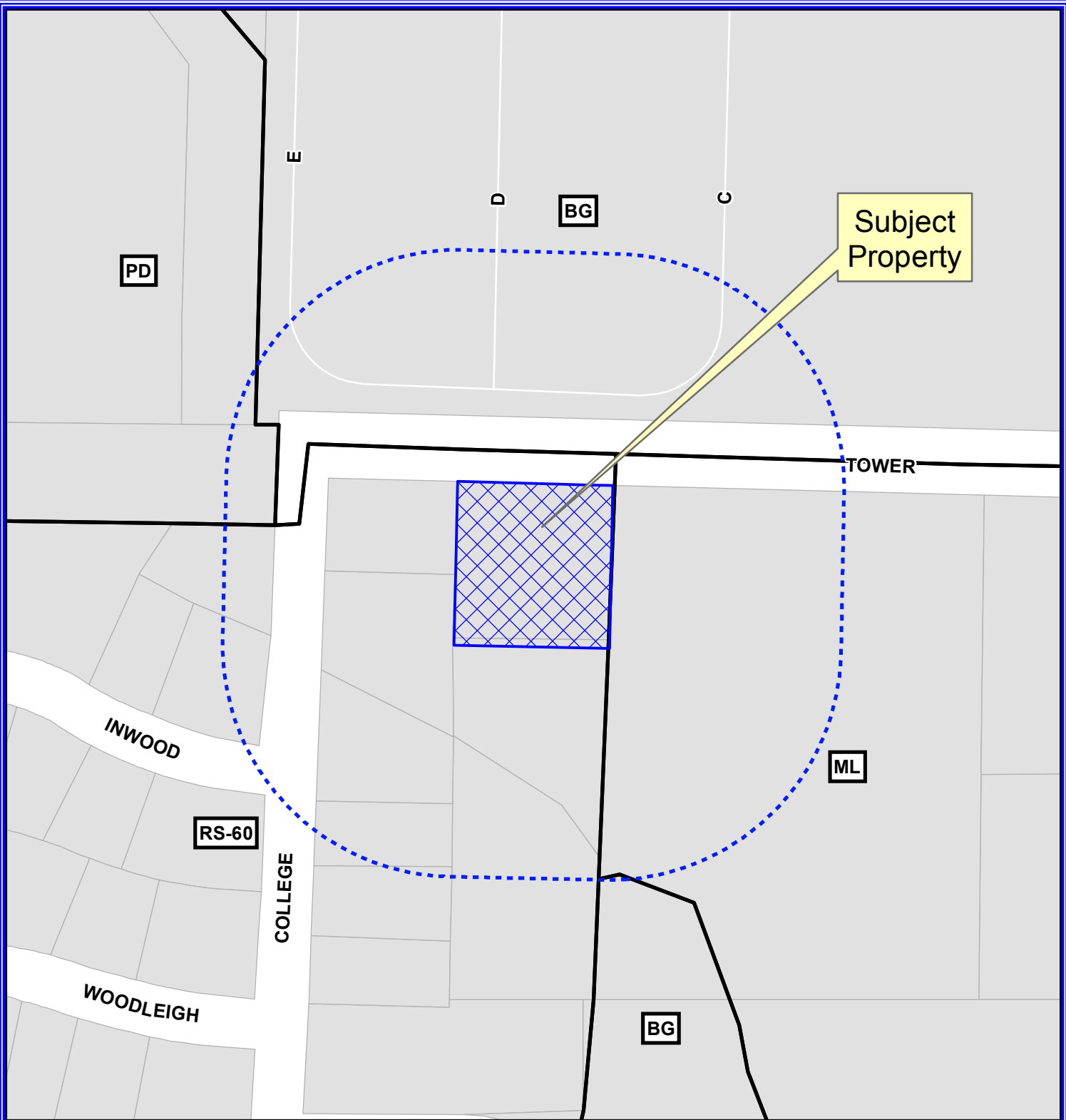
The attached “Land Use and Tax Base Summary” shows that Module 55 is currently comprised of approximately 52.1% residential uses and 47.9% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 55 are comprised of approximately 44.9% from residential uses and 55.1% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 59.4% ad valorem taxes and 40.6% sales and use taxes.

- **Concentration of a Use:** The proposed rezoning request should not result in an over concentration of industrial land uses in the area.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Proposed Zoning Exhibit
- PowerPoint Presentation



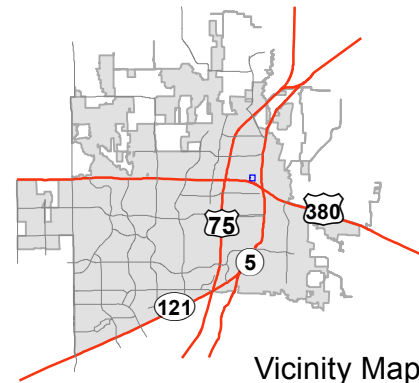
0 75 150
Feet



Notification Map

Case: 16-255Z

--- 200' Buffer





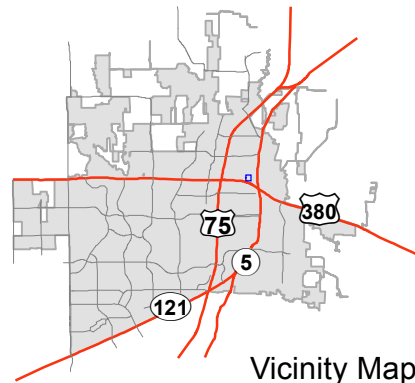
0 75 150
Feet



Notification Map

Case: 16-255Z

--- 200' Buffer



**Buddy Martin Real Estate Ltd.
211 McMillen Road
Allen, Texas 75002**

August 4, 2016

Mr. Brian Lockley, Director
Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

RE: Letter of Intent for a Rezoning Request of 717 Tower Lane, McKinney

Dear Mr. Lockley,

Please accept this letter as my request to rezone the 0.532 acre property located at 717 Tower Lane from RS-60 – Single Family Residence District to LI – Light Industrial District.

Although this property has residential zoning, it was developed in the 1960's as an industrial property and has continued to be used for industrial purposes since that time. I purchased the property in 2000 and have been using the shop and yard for my business. Now I am interested in leasing the property, however, a Certificate of Occupancy cannot be issued with the residential zoning in place, necessitating my rezoning request.

Please also find enclosed letters of support from the adjacent property owners on the west, south, and east sides.

Thank you for your consideration. If you have any questions, please contact me at 214-878-8138 or buddycmartin@aol.com.

Respectfully,


Buddy Martin, Owner

CITY OF MCKINNEY COMPREHENSIVE PLAN FUTURE LAND USE PLAN

* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes to
the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to reflect changes to
anticipated land uses/zoning for
the area formerly known as the
REC Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community. THIS IS NOT A ZONING MAP.

Legend

- Existing and Future Thoroughfares
- Extraterritorial Jurisdiction
- Rail Lines
- Floodplain

FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Urban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Tollway Commercial
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module
(Based on Locational Criteria)

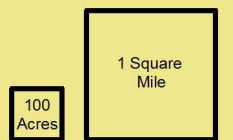
ANTICIPATED LAND USES / ZONING

- Floodplain
- Golf Course
- Parks/Open Space
- Government/Schools
- Airport
- Heavy Manufacturing
- Light Manufacturing
- Commercial Historic
- Commercial
- Neighborhood Business
- Mixed Use
- Office
- Residential/Low Density
- Residential/Medium Density
- Residential/High Density
- Residential/Urban High Density

Source: City of McKinney Planning Department Data

05 May 2015
FIGURE 7.4

0 1 2 Miles



CITY OF MCKINNEY COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM

Legend

- +— Rail Line
- Existing and Future Thoroughfares
- Floodplain

FUTURE LAND USE MODULES

- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- A Industrial
- I Airport Industrial

MODULE TYPE

- ▨ Existing Modules
- Future Modules

Source: City of McKinney Planning Department Data

05 May 2015
FIGURE 7.5

0 1 2 Miles



* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

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(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
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McKinney, Fairview, and
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(Ordinance No. 2013-07-070)
Revised to reflect the changes
to the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to remove the REC
Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

CITY OF MCKINNEY COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN

- High Capacity at Grade Intersections
- Grade Separated Intersections
- Extraterritorial Jurisdiction (ETJ)
- Rail Lines
- Light Green Floodplain

Roadway Classifications

- Grey Line Major Regional Highway / Multi-Modal
- Purple Line Tollway
- Brown Line Principal Arterial - 130' ROW (6 lanes)
- Red Line Major Arterial (6 lanes)
- Orange Line Minor Arterial (4 lanes)
- Green Line Greenway Arterial (4 lanes)
- Blue Line Town Thoroughfare
- Black Line Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
 * Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
 * Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
 * Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.
 * Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.

Source: City of McKinney GIS Department Data

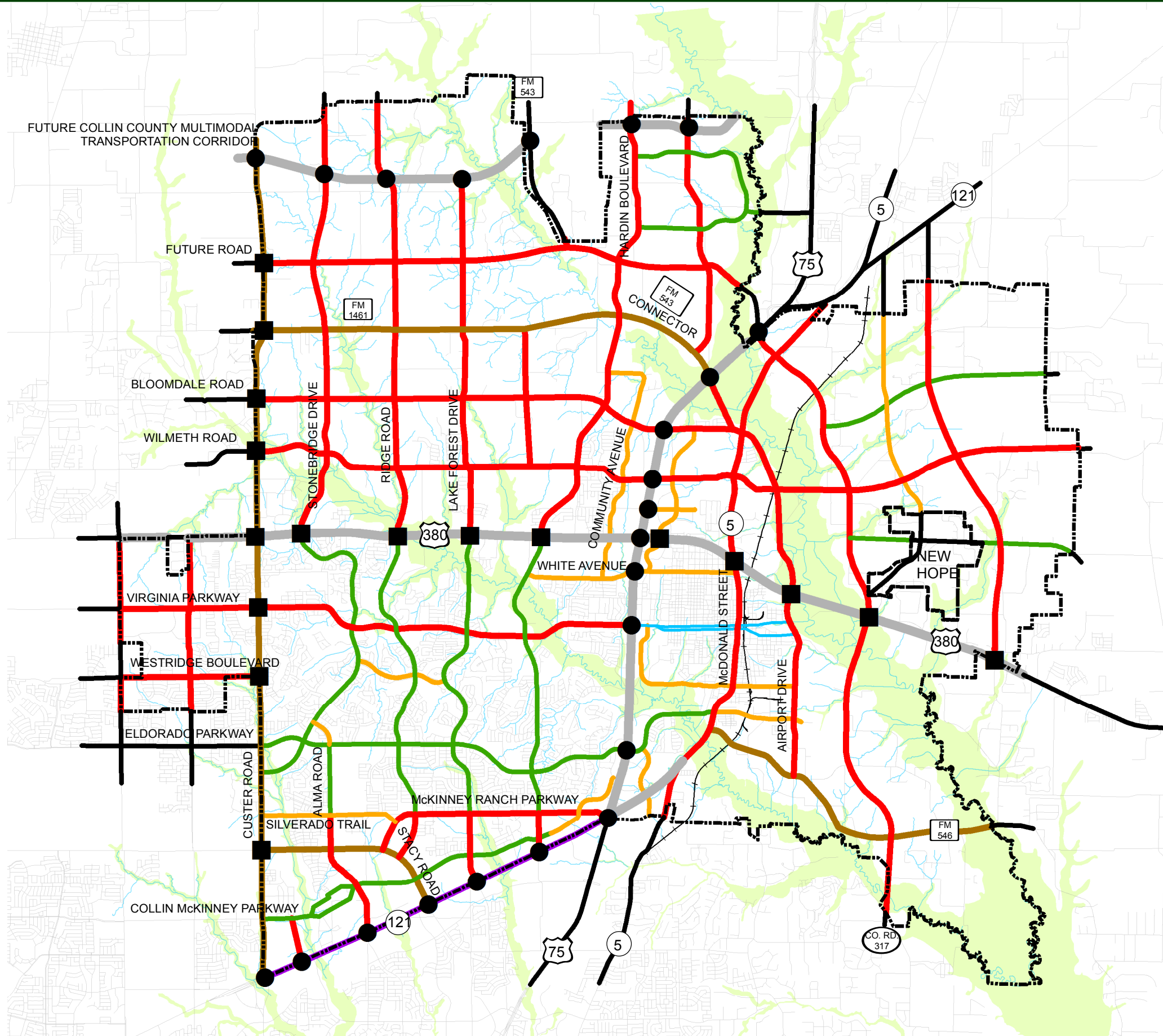
16 July 2013
FIGURE 8.2

0 5,500 11,000 Feet



100 Acres

1 Square Mile

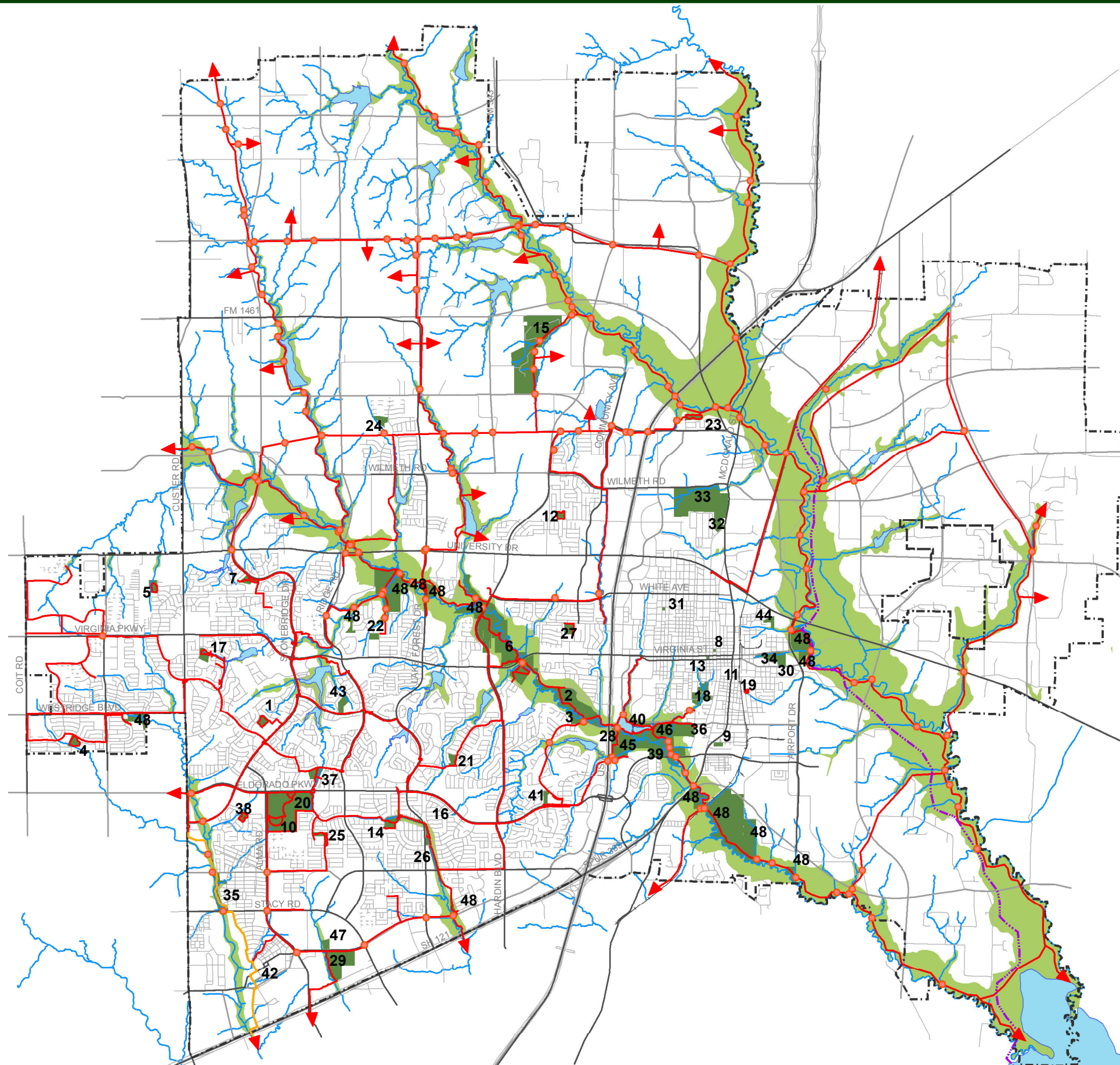


CITY OF MCKINNEY COMPREHENSIVE PLAN

HIKE AND BIKE TRAILS MASTER PLAN

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E. A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W. B. Finney Park
44. Wattle Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Cape Myrtles
48. Undeveloped/Open Space



- Bridge/Grade Crossing
- Extra-territorial Jurisdiction
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfare
- Railroad
- Creeks
- Lakes
- Park Property
- Flood Plain

▶ The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

* Original Adoption 3-22-04 (Ordinance No. 2004-03-035)
 * Amendment #1: 10-18-05 - Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road (Ordinance No. 05-10-133).
 * Amendment #2 4-4-06 - realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River (Ordinance No. 2006-04-042).
 * Amendment #3 6-3-08 - Adding, relocating, and eliminating various hike and bike sections (Ordinance No. 2008-06-055).
 * Amendment #4 Adding, relocating and eliminating various hike and bike sections. (Ordinance No. 2012-12-064)

DATE December 2012

FIGURE 9.2

0 5,000 10,000 Feet



100 Acres

1 Square Mile

Source: City of McKinney GIS Department Data



CITY OF MCKINNEY, TEXAS
ZONING SNAPSHOT COMPARISON OF COSTS & BENEFITS
ONE YEAR EXAMINATION AT FULL DEVELOPMENT
2011

Description:

Existing Zoning - Single Family Residential Uses

Proposed Zoning - Light Industrial Uses

0.53 Acre/Acres	0.53 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$2,948	\$4,201	\$1,253
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$2,948	\$4,201	\$1,253

COSTS

Cost of Service (Full Cost PSC)	\$4,435	\$1,082	(\$3,353)
---------------------------------	---------	---------	-----------

COST/BENEFIT COMPARISON

+ Annual City Revenue	\$2,948	\$4,201	\$1,253
- Annual Full Cost of Service	(\$4,435)	(\$1,082)	(\$3,353)
= Annual Full Cost Benefit at Build Out	(\$1,487)	\$3,119	\$4,606

VALUES

Residential Taxable Value	\$503,500	\$0	(\$503,500)
Non Residential Taxable Value	\$0	\$717,445	\$717,445
Total Taxable Value	\$503,500	\$717,445	\$213,945

OTHER BENCHMARKS

Population	6	0	(6)
Total Public Service Consumers	6	1	(5)
Potential Indirect Sales Tax Revenue	\$1,611	\$0	(\$1,611)

Land Use and Tax Base Summary for Module 55

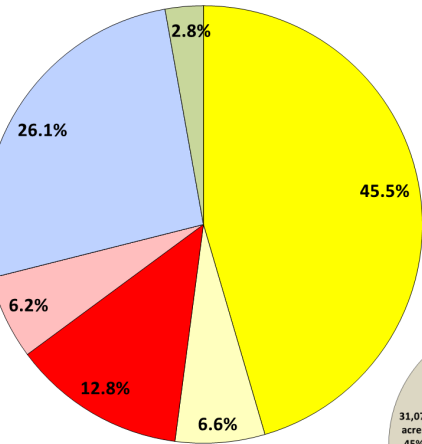
16-255Z Rezoning Request

Land Use Summary

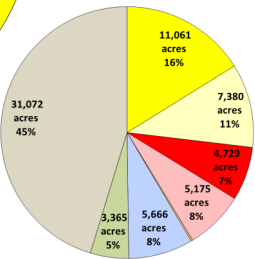
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
<div></div> Residential	1,022.6
<div></div> Vacant Residential	148.7
Total Residential	1,171.4 (52%)
<div></div> Non-Residential	287.9
<div></div> Vacant Non-Residential	139.3
Total Non-Residential	427.1 (18.9%)
<div></div> Mixed-Use	0.0
<div></div> Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
<div></div> Institutional (non-taxable)	587.5
Total Institutional (non-taxable)	587.5 (26.1%)
<div></div> Agricultural/Undetermined	63.3
Total Agricultural/Undetermined²	63.2 (2.8%)
Total Acres (city limits only)	2,249.2 (100%)
<div></div> Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction³	0.0 (0%)
Total Acres	2,249.3

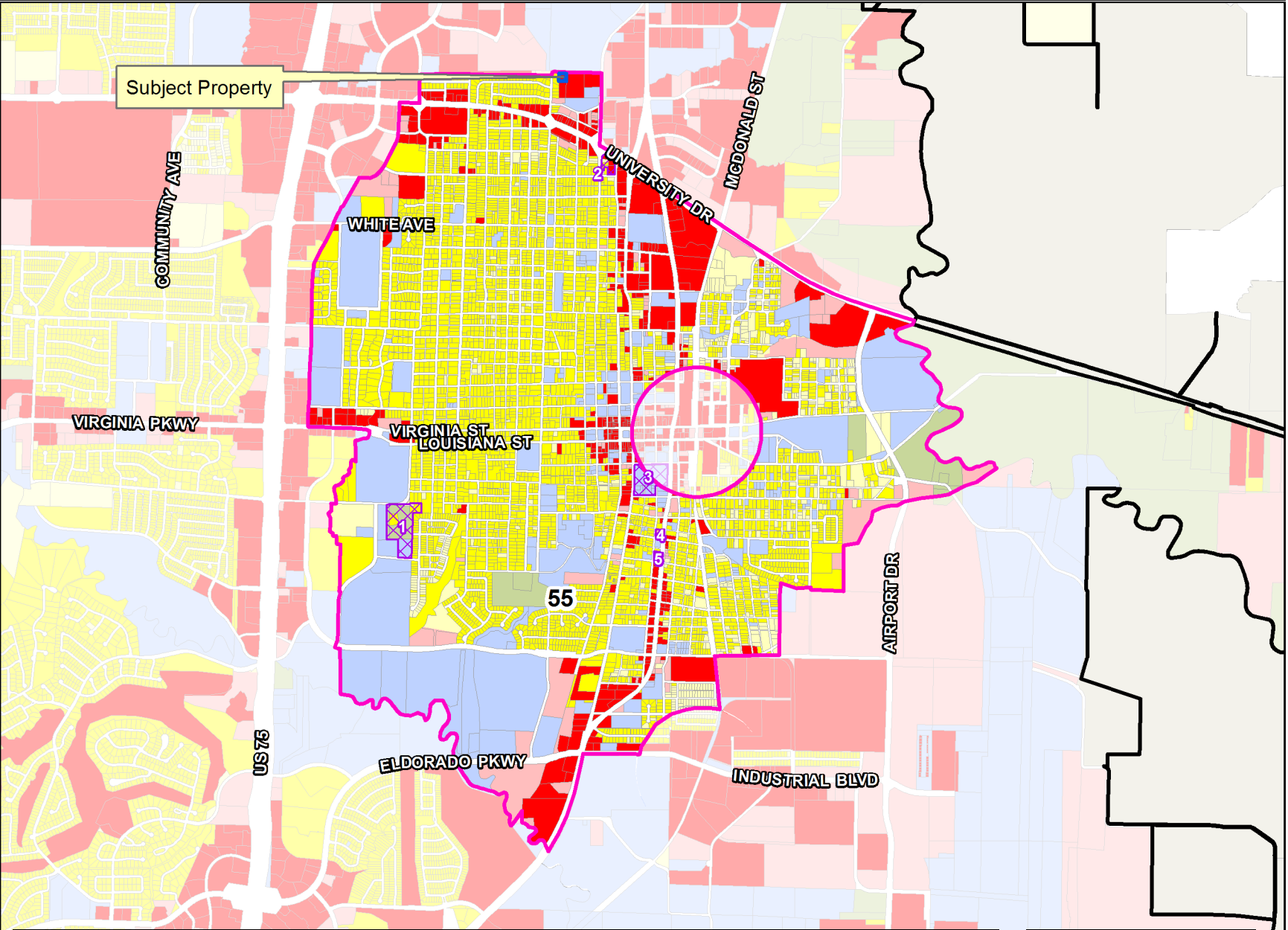
Module 55



Citywide and ETJ

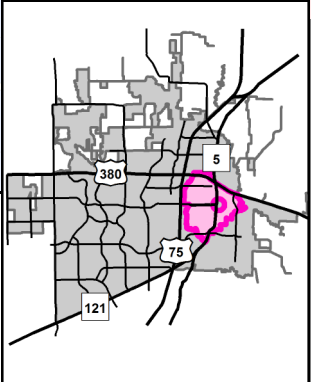


Module 55 Map



Approved Projects Impacting Land Use or Tax Base (2015, 2016)⁴

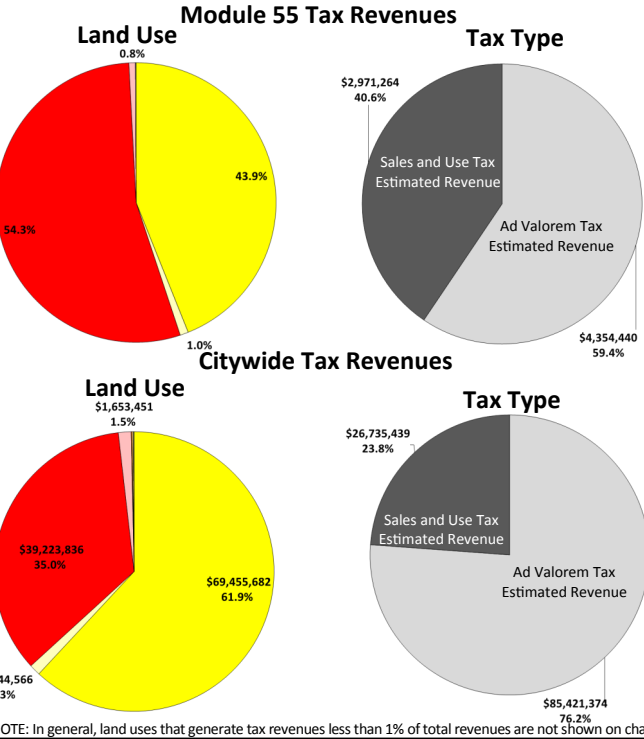
Map ID	Case Number	Project	Project Description	Acres
1	15-113Z	Vintage Place	Rezone fewer than 13 acres, generally from AG, RS-60, and PD to PD, generally to allow for single family	11.96
2	16-020Z	1302 Church St.	Rezone fewer than 3 acres, generally from RS-60 and PD to C2	2.00
3	16-104RP	9-Acre Site	Record plat fewer than 9 acres for mixed-use development	8.77
4	16-171Z	McKinney North Retail	Rezone fewer than 1 acre, from BN to PD, generally to modify development standards	0.45
5	16-167Z	McDonald South Retail	Rezone fewer than 1 acre, from BN to PD, generally to modify development standards	0.52



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2015. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
<div></div> Residential	\$ 3,218,303	\$ -	\$ 3,218,303
<div></div> Non-Residential	\$ 1,004,648	\$ 2,971,264	\$ 3,975,913
<div></div> Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 4,222,951	\$ 2,971,264	\$ 7,194,215
<div></div> Vacant Residential	\$ 70,579	\$ -	\$ 70,579
<div></div> Vacant Non-Residential	\$ 55,825	\$ -	\$ 55,825
<div></div> Vacant Mixed-Use	\$ -	\$ -	\$ -
<div></div> Agricultural/Undetermined	\$ 5,086	\$ -	\$ 5,086
Tax Revenue from Undeveloped Land	\$ 131,489	\$ -	\$ 131,489
Grand Total (city limits only)	\$ 4,354,440	\$ 2,971,264	\$ 7,325,705



1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2015 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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.

United States of America
Vol. 553, Pg. 540
DRCCT

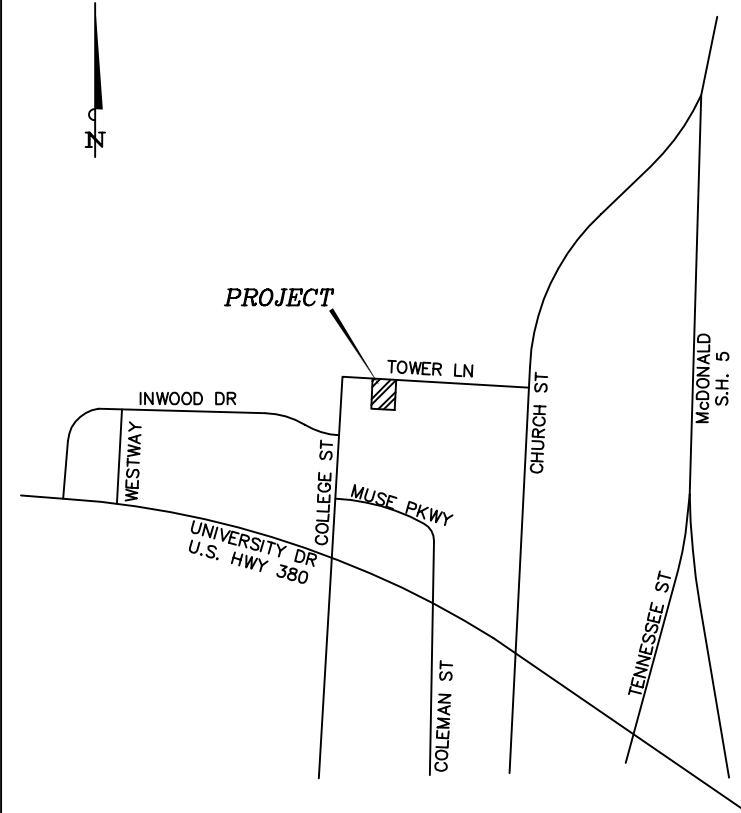
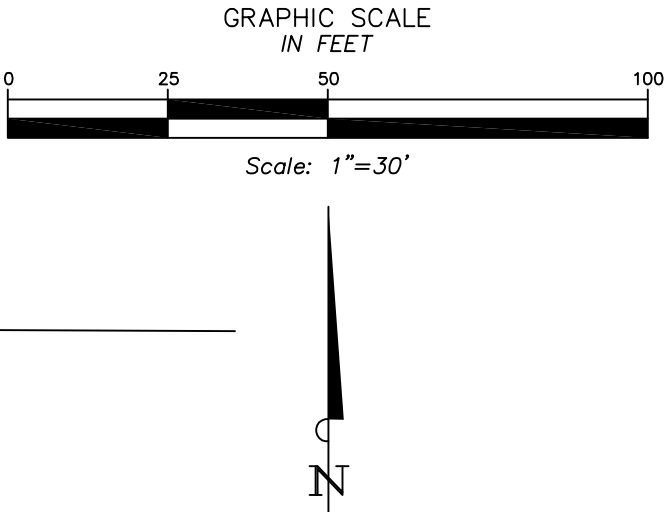
Edgar Aurelio Navarro Zapatta &
Luisa Maria Salido de Navarro
Clerk's File No.
20150818001037780
DRCCT

Lot 30, Block 1
Black and Smith Addition
Vol. 2, Pg. 43
MRCCT

Lot 19, Block 2
Black and Smith Addition
Vol. 2, Pg. 43
MRCCT

Lot 20, Block 2
Black and Smith Addition
Vol. 2, Pg. 43
MRCCT

United States of America
Vol. 341, Pg. 288
DRCCT



LOCATION MAP
NOT TO SCALE

COLLEGE STREET
(35' R.O.W.)

INWOOD Dr.
(50' R.O.W.)

TOWER LANE
(50' R.O.W.)



BEING a tract of land situated in the William Davis Survey, Abstract No. 248 in the City of McKinney, Collin County, Texas, being all of that called 0.532 acre tract of land as described in Warranty Deed to Buddy Martin Real Estate, LTD, recorded under Clerk's File No. 20060918001338210 in the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a point in the south line of Tower Lane (50 foot right-of-way), at the northeast corner of Lot 6 of the Houston Howard Addition, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 4, Page 80 in the Map Records of Collin County, Texas (MRCCT), from which the intersection of the south line of said Tower Lane with the east line of College Street (35 foot right-of-way) bears West 135.60 feet;

THENCE East, along the south line of said Tower Lane, 152.21 feet to the northwest corner of Tract I as described in Special Warranty Deed with Vendor's Lien to NLC Assets, LLC recorded under Clerk's File No. 20160217000182770 DRCCT;

THENCE South, departing the south line of said Tower Lane, along the west line of said NLC Assets tract, 152.42 feet to the northeast corner of Tract II as described in Special Warranty Deed with Vendor's Lien to NLC Assets, LLC recorded under Clerk's File No. 20160217000182770 DRCCT;

THENCE South 89 Degrees 27 Minutes 10 Seconds West, along the north line of said Tract II, 150.77 feet to a point in the east line of Lot 5 of said Houston Howard Addition;

THENCE North 00 Degrees 32 Minutes 23 Seconds West, along the east line of said Houston Howard Addition, 153.87 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.532 acre of land.

RECEIVED
By Planning Department at 1:59 pm, Aug 29, 2016

NOTE:
THIS EXHIBIT HAS BEEN PREPARED FROM RECORD INFORMATION
FOR ZONING PURPOSES ONLY AND DOES NOT REFLECT AN ON
THE GROUND SURVEY.

CASE # <u>16-255Z</u>	
ZONING EXHIBIT	
0.532 ACRE TRACT	
SITUATED IN THE	
WILLIAM DAVIS SURVEY	
ABSTRACT No. 248	
CITY OF MCKINNEY	
COLLIN COUNTY, TEXAS	
DRAWN BY: <u>B.D.S./CAD</u>	
CHECKED BY: <u>B.D.S.</u>	
SCALE: <u>1" = 30'</u>	
DATE: <u>AUG. 26, 2016</u>	
JOB NO. <u>17591</u>	

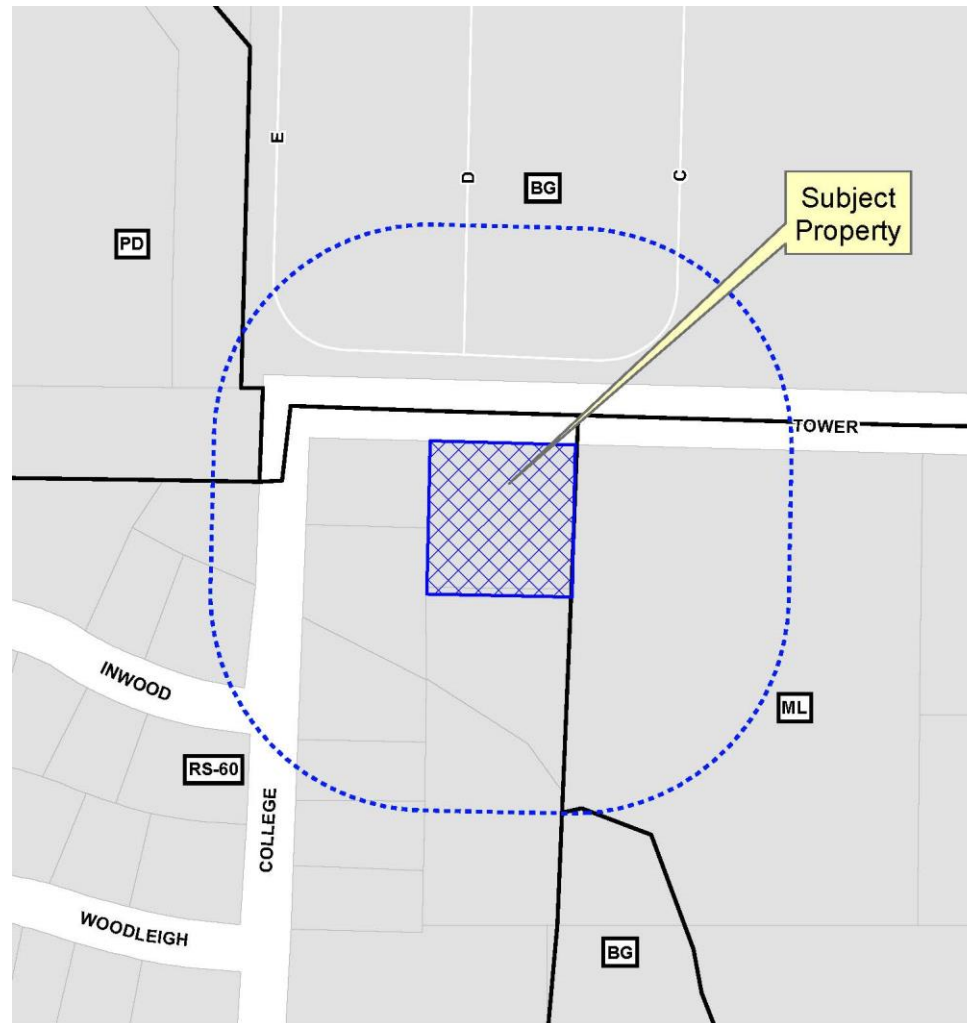
	Sparr Surveys 2553 C.R. 722 McKinney, Texas 75069 (214) 544-2297 TBPLS FIRM No. 10059300
--	---

Tower Lane
Rezone
16-255Z



- MONEY MAGAZINE 2014 -

Location Map



Aerial Exhibit



Proposed Zoning Exhibit

United States of America
Vol. 553, Pg. 540
DRCCT

United States of America
Vol. 341, Pg. 288
DRCCT

Edgar Aurelio Navarro Zapatta &
Luisa Maria Salido de Navarro
Clerk's File No.
20150818001037780
DRCCT

Lot 30, Block 1
Black and Smith Addition
Vol. 2, Pg. 43
MRCCT

INWOOD Dr.
(50' R.O.W.)

COLLEGE STREET
(50' R.O.W.)

TOWER LANE
(50' R.O.W.)

POINT OF
BEGINNING

WEST 135.60'

EAST 152.21'

Lot 6

N 00°32'23" W 153.87'

0.532 Acres
Buddy Martin Real Estate, LTD
Clerk's File No.
20060918001338210
DRCCT

SOUTH 152.42'

Lot 5

Houston Howard Addition
Vol. 4, Pg. 80
MRCCT

S 89°27'10" W 150.77'

Tract II
NLC Assets, LLC
Clerk's File No.
20160217000182770
DRCCT

Lot 4

Tract I
NLC Assets, LLC
Clerk's File No.
20160217000182770
DRCCT



16-260Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “LI” Light Industrial District, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 27, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 18, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: August 29, 2016 (Original Application)
September 8, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone 25.00 acres of land from “AG” - Agricultural District to “LI” - Light Industrial District, generally for industrial uses.

SUPPORTING MATERIALS:

[Staff Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Fiscal Analysis](#)

[Land Use and Tax Base Summary](#)

Proposed Zoning Exhibit
PowerPoint Presentation

PLANNING & ZONING COMMISSION MEETING OF 09-27-16 AGENDA ITEM #16-260Z

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brian Lockley, AICP, Planning Director

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” – Agricultural District to “LI” Light Industrial District, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard

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ITEM SUMMARY: The applicant is requesting to rezone 25.00 acres of land from “AG” – Agricultural District to “LI” – Light Industrial District, generally for industrial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
North	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land
South	“AG” - Agricultural District (Agricultural Uses)	Undeveloped Land

East	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "LI" – Light Industrial District, generally for industrial uses. The applicant (Collin College) has indicated their intent for the development of the City of McKinney and Collin County Community College District Public Safety Training Facility on the property. While the property is currently zoned for agricultural uses, along with the adjacent properties, the Future Land Use Plan has designated this property and the surrounding area for industrial uses, with which the proposed request is in conformance. As such, Staff recommends approval of the proposed zoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for Industrial uses. The FLUP modules diagram designates the subject property as Industrial within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Affordable City Services that Enhance the Quality of Life" through the stated objective of the Comprehensive Plan, "Joint partnerships with other public entities and private entities provides residents and neighborhoods expanded services beyond the standard levels of service".
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area as the property is designated for industrial uses.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** Although the properties located adjacent to the subject property are zoned for agricultural uses. The Future Land Use Plan designates this area for continued industrial development. Consequently, the rezoning request will not alter the land use from what has been planned for the subject property and adjacent properties and should remain compatible.

- Fiscal Analysis: The fiscal analysis for this case shows a positive Cost Benefit of \$147,109.

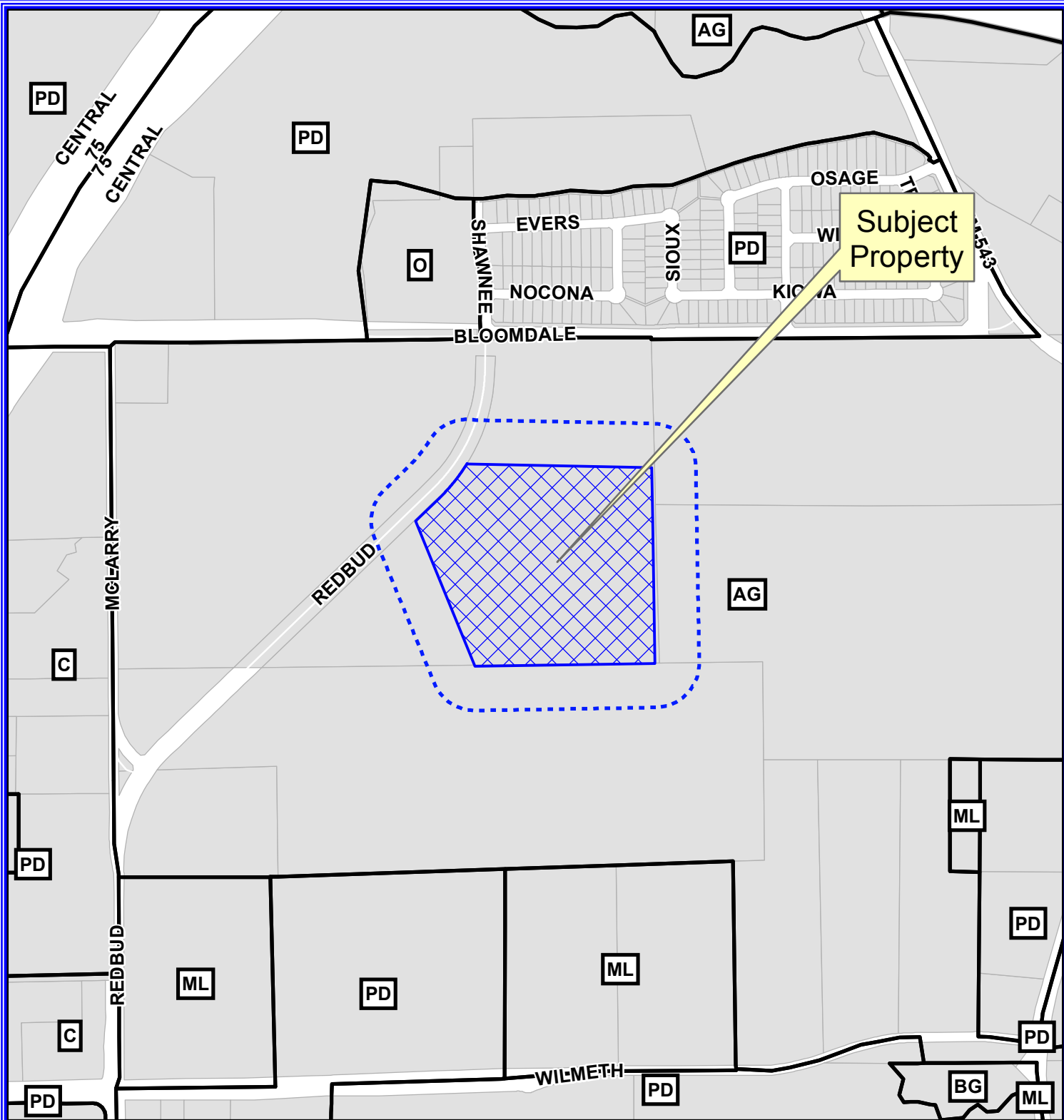
The attached "Land Use and Tax Base Summary" shows that Module 10 is currently comprised of approximately 7.9% residential uses, 83.8% non-residential uses (including institutional and agricultural uses), and 8.3% within the Extraterritorial Jurisdiction (ETJ). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 10 are comprised of approximately 18% from residential uses and 82% from non-residential uses (including institutional and agricultural uses). Estimated tax revenues by type in Module 10 are comprised of approximately 49.8% ad valorem taxes and 50.2% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of industrial land uses in the area.

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

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Proposed Zoning Exhibit
- PowerPoint Presentation



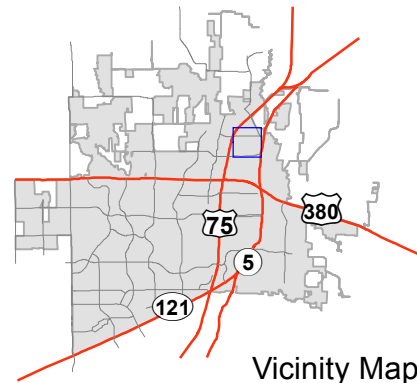
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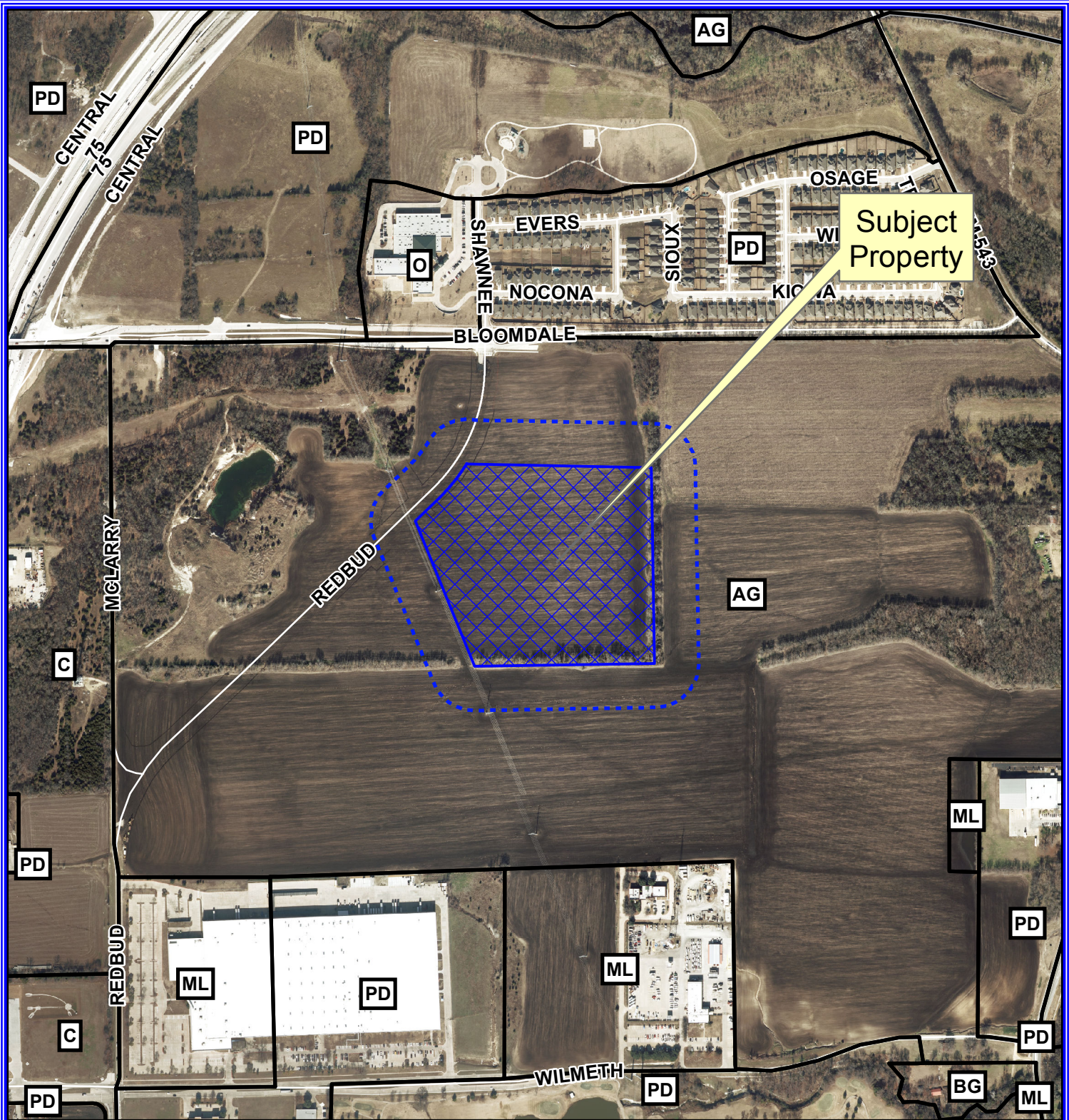


Notification Map

Case: 16-260Z

--- 200' Buffer





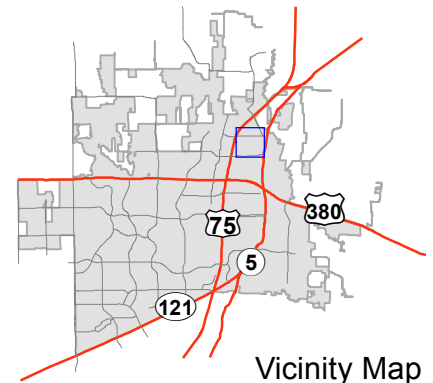
0 420 840
Feet



Notification Map

Case: 16-260Z

--- 200' Buffer



14001 Dallas Parkway Suite 400
Dallas, Texas 75240
Phone: 972.233.1323
Fax: 972.233.1373
www.pbk.com



Architecture
Engineering
Planning
Technology
Facility Consulting

August 12, 2016

VIA: Electronic Submittal

Ms. Kathy Wright
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

RE: Letter of Intent
Public Safety Training Center – Straight Re-Zoning Request
Collin College
PBK Project No.: 15250

Dear Ms. Wright:

Please consider this as our letter of intent for a Straight re-zoning request for the subject property located off of Redbud Blvd. in the City of McKinney. What follows will be all information requested to be provided by City Guidelines and Application Packet.

Acreage of the Subject Property – 25.00 Acres

Detailed Location of Subject Property – Property is located east of Redbud Blvd. in the City of McKinney. It is approximately 750 feet south of Bloomdale Road, 2,250 feet north of Wilmeth Road and 2700 feet west of N. McDonald Street. Property is part of a tract of land situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin County, Texas and being part of a called 103.241 acre tract conveyed to the City of McKinney.

Existing Zoning District – AG Agricultural District

Requested Zoning District – LI Light Industrial District


Detailed Justification / Supporting Documentation – Please find attached a copy of an interlocal agreement between the City of McKinney and Collin College. The subject property will be a joint venture for a new Public Safety Training Center for both Law Enforcement and Fire personnel. As part of the interlocal agreement with the City of McKinney, the College is to provide (1) burn tower having a minimum of (4) stories which will exceed the height restrictions of the current AG zoning District. The final height of the burn tower is 62' which far exceeds limit set out by AG zoning District.

Special Characteristics or Unique Considerations – Property is owned by the City of McKinney and is leased to Collin College. Property is currently isolated with no immediate surrounding neighbors.

Applicant Information


Jesse Miller
PBK Architects
14001 Dallas Parkway, Suite 400
Dallas, TX 75240
(972) 233-1323
Jesse.miller@pbk.com

Owner Information


Ken Lynn
Collin College
3452 Spur 399
McKinney, TX 75069
(972) 758-3831
klynn@collin.edu

CITY OF MCKINNEY COMPREHENSIVE PLAN FUTURE LAND USE PLAN

* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes to
the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to reflect changes to
anticipated land uses/zoning for
the area formerly known as the
REC Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community. THIS IS NOT A ZONING MAP.

Legend

- Existing and Future Thoroughfares
- Extraterritorial Jurisdiction
- Rail Lines
- Floodplain

FUTURE LAND USE MODULES

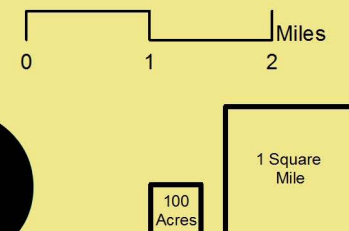
- Estate Mix
- Suburban Mix
- Urban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Tollway Commercial
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module (Based on Locational Criteria)

ANTICIPATED LAND USES / ZONING

- Floodplain
- Golf Course
- Parks/Open Space
- Government/Schools
- Airport
- Heavy Manufacturing
- Light Manufacturing
- Commercial Historic
- Commercial
- Neighborhood Business
- Mixed Use
- Office
- Residential/Low Density
- Residential/Medium Density
- Residential/High Density
- Residential/Urban High Density

Source: City of McKinney Planning Department Data

05 May 2015
FIGURE 7.4



CITY OF MCKINNEY COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM

Legend

- +— Rail Line
- Existing and Future Thoroughfares
- Floodplain

FUTURE LAND USE MODULES

- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- A Industrial
- I Airport Industrial

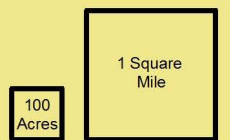
MODULE TYPE

- ▨ Existing Modules
- Future Modules

Source: City of McKinney Planning Department Data

05 May 2015
FIGURE 7.5

0 1 2 Miles



* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

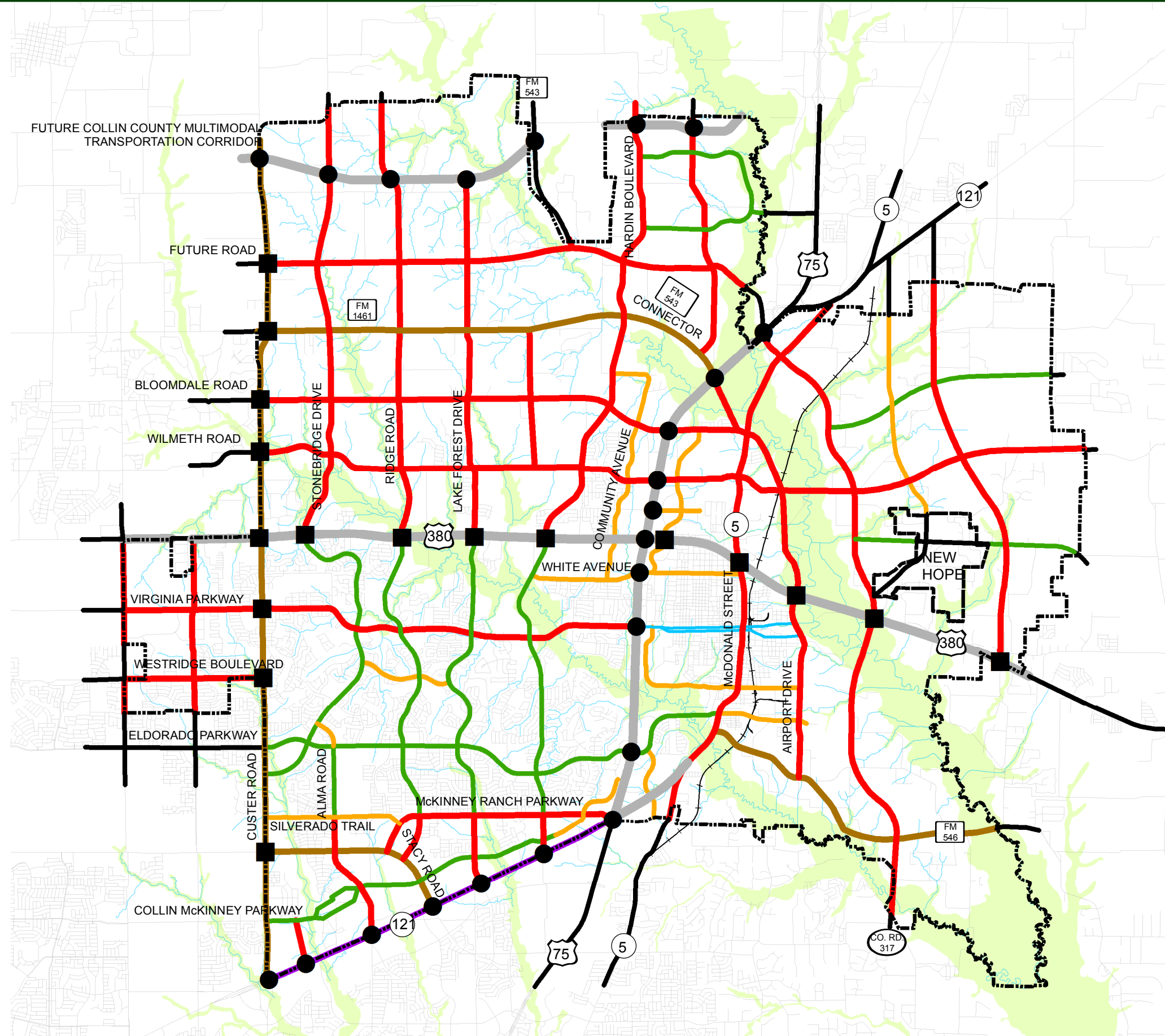
* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
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Revised to reflect the changes
to the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to remove the REC
Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

CITY OF MCKINNEY COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN



- High Capacity at Grade Intersections
- Grade Separated Intersections
- Extraterritorial Jurisdiction (ETJ)
- Rail Lines
- Light Green Floodplain

Roadway Classifications

- Grey Major Regional Highway / Multi-Modal
- Purple Tollway
- Brown Principal Arterial - 130' ROW (6 lanes)
- Red Major Arterial (6 lanes)
- Orange Minor Arterial (4 lanes)
- Green Greenway Arterial (4 lanes)
- Blue Town Thoroughfare
- Black Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
 * Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
 * Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
 * Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.
 * Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.

Source: City of McKinney GIS Department Data

16 July 2013
FIGURE 8.2

0 5,500 11,000 Feet



100 Acres

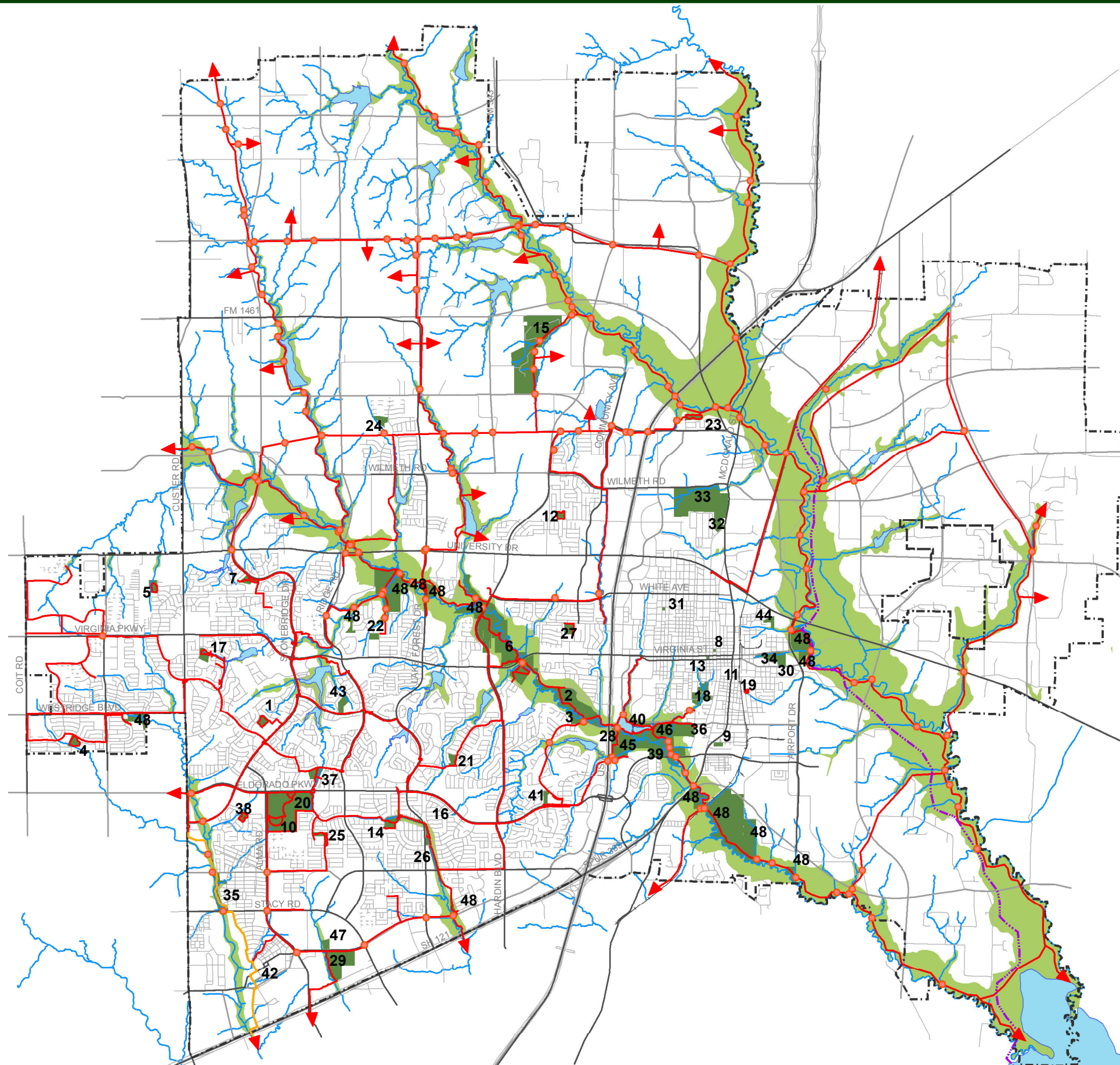
1 Square Mile

CITY OF MCKINNEY COMPREHENSIVE PLAN

HIKE AND BIKE TRAILS MASTER PLAN

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E. A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W. B. Finney Park
44. Wattle Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Cape Myrtles
48. Undeveloped/Open Space



- Bridge/Grade Crossing
- Extra-territorial Jurisdiction
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfare
- Railroad
- Creeks
- Lakes
- Park Property
- Flood Plain

▶ The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

* Original Adoption 3-22-04 (Ordinance No. 2004-03-035)
 * Amendment #1: 10-18-05 - Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road (Ordinance No. 05-10-133).
 * Amendment #2 4-4-06 - realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River (Ordinance No. 2006-04-042).
 * Amendment #3 6-3-08 - Adding, relocating, and eliminating various hike and bike sections (Ordinance No. 2008-06-055).
 * Amendment #4 Adding, relocating and eliminating various hike and bike sections. (Ordinance No. 2012-12-064)

DATE December 2012

FIGURE 9.2

0 5,000 10,000 Feet



100 Acres

1 Square Mile

Source: City of McKinney GIS Department Data



CITY OF MCKINNEY, TEXAS
ZONING SNAPSHOT COMPARISON OF COSTS & BENEFITS
ONE YEAR EXAMINATION AT FULL DEVELOPMENT
2011

Description:

Existing Zoning - Agricultural Uses (Undeveloped)

Proposed Zoning - Light Industrial Uses

25 Acre/Acres	25 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$8	\$198,144	\$198,136
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$8	\$198,144	\$198,136

COSTS

Cost of Service (Full Cost PSC)	\$0	\$51,027	\$51,027
---------------------------------	-----	----------	----------

COST/BENEFIT COMPARISON

+ Annual City Revenue	\$8	\$198,144	\$198,136
- Annual Full Cost of Service	\$0	(\$51,027)	\$51,027
= Annual Full Cost Benefit at Build Out	\$8	\$147,117	\$147,109

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$0	\$33,841,764	\$33,841,764
Total Taxable Value	\$0	\$33,841,764	\$33,841,764

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	0	70	70
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0

Land Use and Tax Base Summary for Module 10

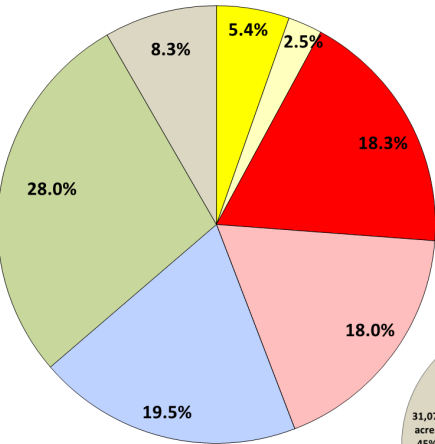
16-194Z Rezoning Request

Land Use Summary

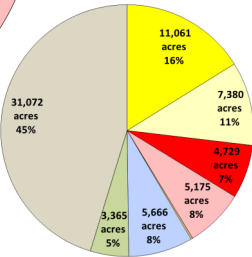
Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	117.7
Vacant Residential	55.1
Total Residential	172.8 (7.9%)
Non-Residential	400.0
Vacant Non-Residential	393.5
Total Non-Residential	793.4 (36.2%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use¹	0 (0%)
Institutional (non-taxable)	427.1
Total Institutional (non-taxable)	427.1 (19.5%)
Agricultural/Undetermined	611.9
Total Agricultural/Undetermined²	611.9 (27.9%)
Total Acres (city limits only)	2,005.3 (91.6%)
Extraterritorial Jurisdiction (ETJ)	182.0
Total Extraterritorial Jurisdiction³	182.0 (8.3%)
Total Acres	2,187.4

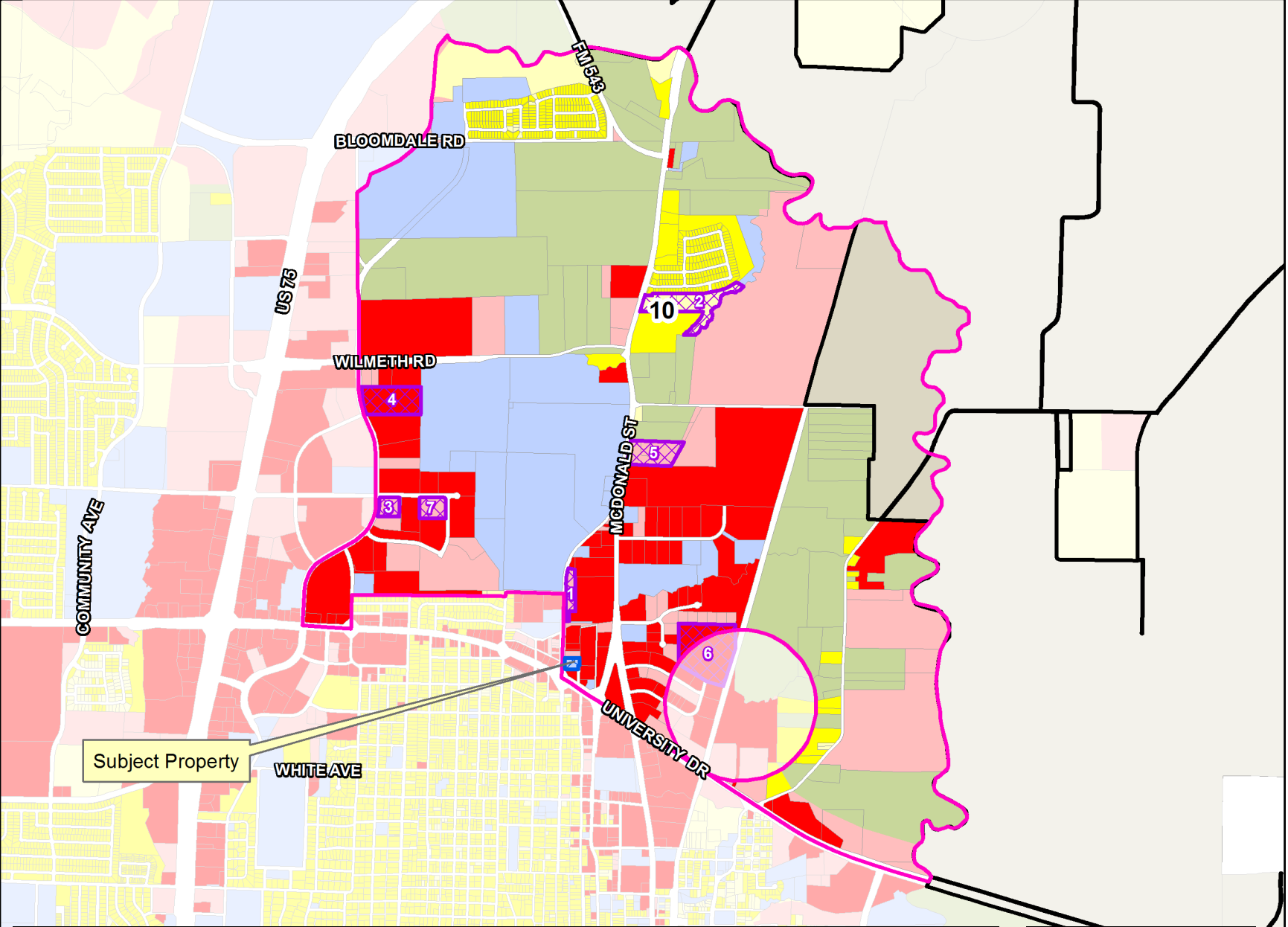
Module 10



Citywide and ETJ

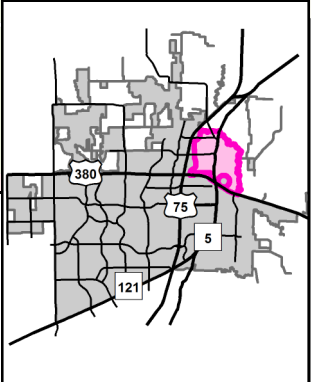


Module 10 Map



Approved Projects Impacting Land Use or Tax Base (2015, 2016)⁴

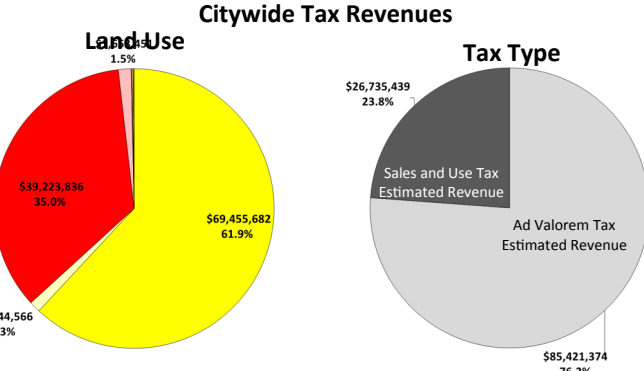
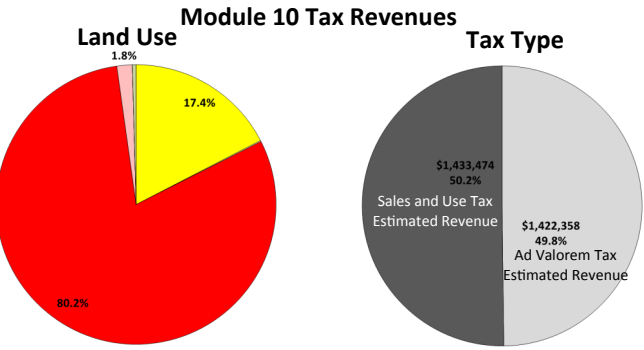
Map ID	Case Number	Project	Project Description	Acres
1	15-234SP	D&L Feed Store and Warehouse	Site plan for a storage facility and agricultural retail store & driveway	2.92
2	15-281SP	McKinney North Multi-Family	Site plan for a multi-family development	12.54
3	15-331SP	Caliber Collision	Site plan for auto repair and body shop	2.72
4	16-080SP	Blount Fine Foods	Site plan for expansion of Blount Fine Foods	11.17
5	16-098RP	Conley Commons	Record plat for 2 commercial lots	8.26
6	16-125SP	Performance Food Group	Site plan for Performance Food Group expansion	20.13
7	16-133SP	TPUSA	Site plan for a data center	3.84
8	16-194Z	MRRMH	Rezone fewer than 2 acres from ML to LI, generally for medical uses	1.14



Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2015. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

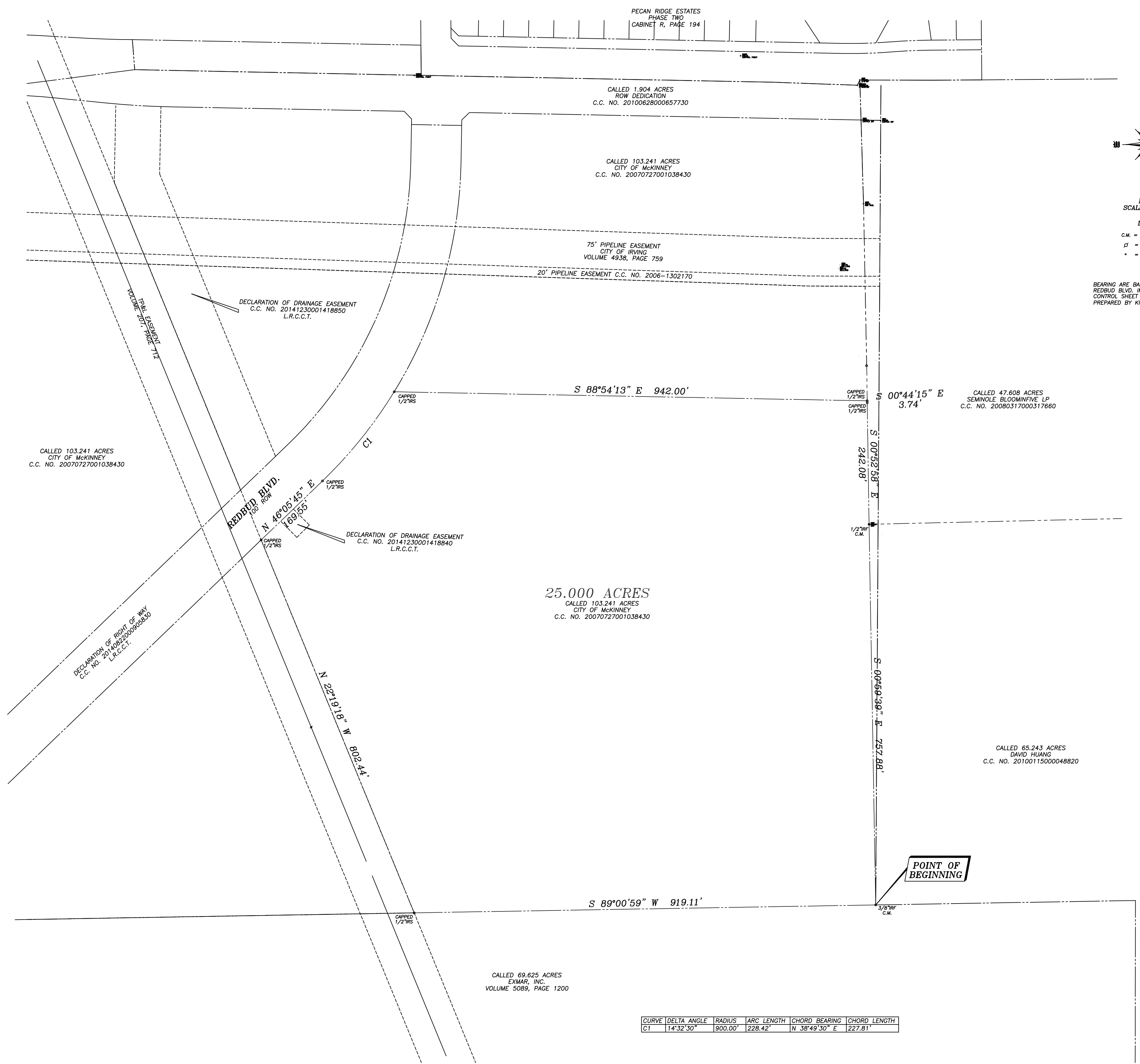
Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 497,828	\$ -	\$ 497,828
Non-Residential	\$ 857,949	\$ 1,433,474	\$ 2,291,423
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 1,355,777	\$ 1,433,474	\$ 2,789,251
Vacant Residential	\$ 3,407	\$ -	\$ 3,407
Vacant Non-Residential	\$ 50,888	\$ -	\$ 50,888
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 12,287	\$ -	\$ 12,287
Tax Revenue from Undeveloped Land	\$ 66,581	\$ -	\$ 66,581
Grand Total (city limits only)	\$ 1,422,358	\$ 1,433,474	\$ 2,855,832



NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2015 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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.



N
NORTH
SCALE 1" = 100'

LEGEND
C.M. = CONTROLLING MONUMENT
P = POWER POLE
• = BOLLARD

BEARING ARE BASED ON THE PLANS FOR
REDBUD BLVD. IMPROVEMENTS AS SHOWN ON
CONTROL SHEET (SHEET 4) DATED 12/2014
PREPARED BY KIMLEY-HORN & ASSOCIATES

LEGAL DESCRIPTION

BEING a tract of land situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin county, Texas and being part of a called 103.241 acre tract conveyed to the City of McKinney as recorded in County Clerks No. 20070727001038430, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for corner at the southeast corner of said called 103.241 acre tract, said iron rod being at the most westerly southwest corner of a called 65.243 acre tract conveyed to David Huang as recorded in County Clerks No. 20100115000048820, Land Records of Collin County, Texas, and said iron rod being in the north line of a called 69.625 acre tract conveyed to Exmar, Inc. as recorded in Volume 5089, Page 1200, Land Records of Collin County, Texas;

THENCE S 89°00'59" W following the north line of said called 69.625 acre tract a distance of 919.11' to a capped (4613) 1/2" iron rod set for corner;

THENCE N 22°19'18" W a distance of 802.44' to a capped (4613) 1/2" iron rod set for corner;

THENCE N 46°05'45" E a distance of 169.55' to a capped (4613) 1/2" iron rod set for corner;

THENCE along said curve to the left through a central angle of 14°32'30", a radius of 900.00', and an arc length of 228.42' with a chord bearing of N 38°49'30" E, and a chord length of 227.81' to a capped (4613) 1/2" iron rod set for corner;

THENCE S 88°54'13" E a distance of 942.00' to a capped (4613) 1/2" iron rod set for corner in the west line of said called 65.243 acre tract;

THENCE S 00°44'15" E following the west line of said called 65.243 acre tract a distance of 3.74' to a capped (4613) 1/2" iron rod set for corner;

THENCE S 00°52'58" E following the west line of said called 65.243 acre tract a distance of 242.08' to a 1/2" iron rod found for corner;

THENCE S 00°59'39" E following the west line of said called 65.243 acre tract a distance of 757.88' to the POINT OF BEGINNING and containing 1,088,993 square feet or 25.000 acres of land.

ZONING EXHIBIT
25.000 ACRES
JOHN R. JONES SURVEY
ABSTRACT NO. 497
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SCALE 1" = 100'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°32'30"	900.00'	228.42'	N 38°49'30" E	227.81'

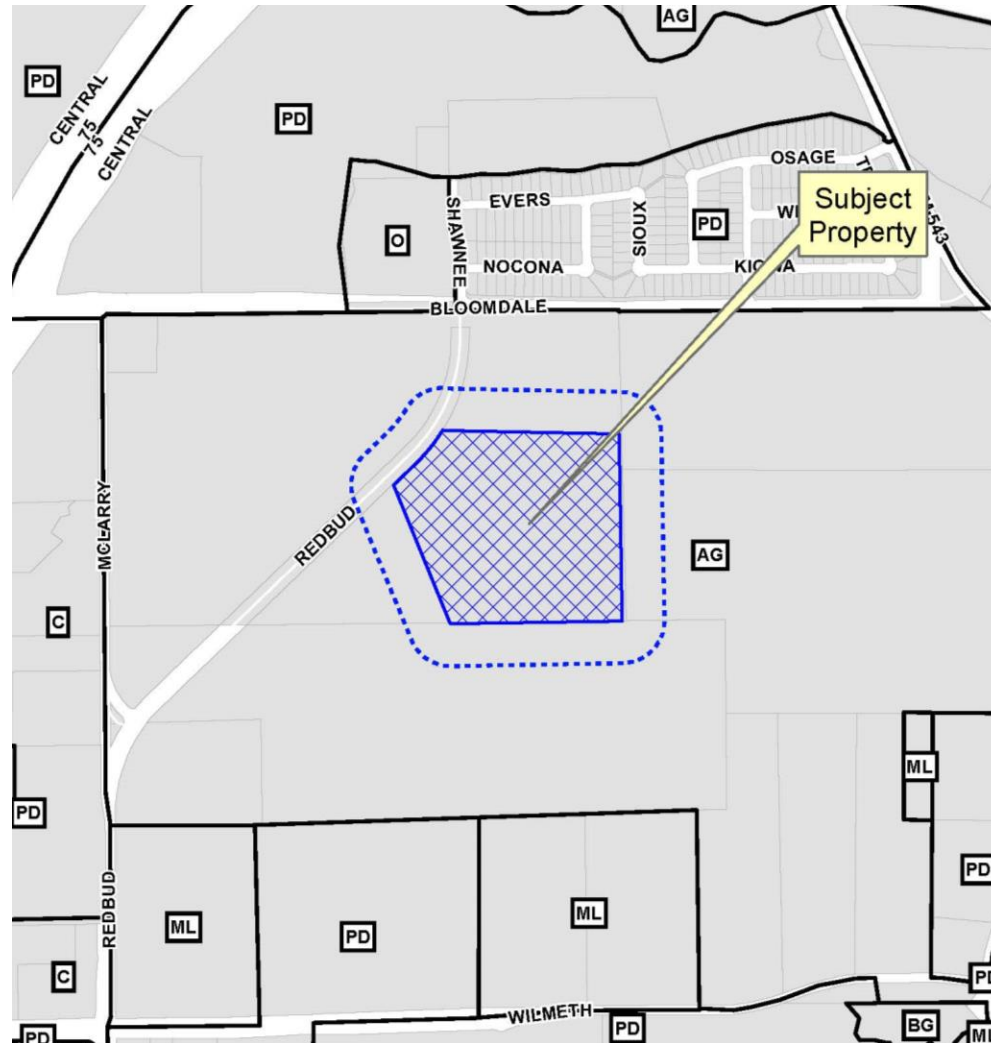
Public Safety Training Facility Rezone

16-260Z

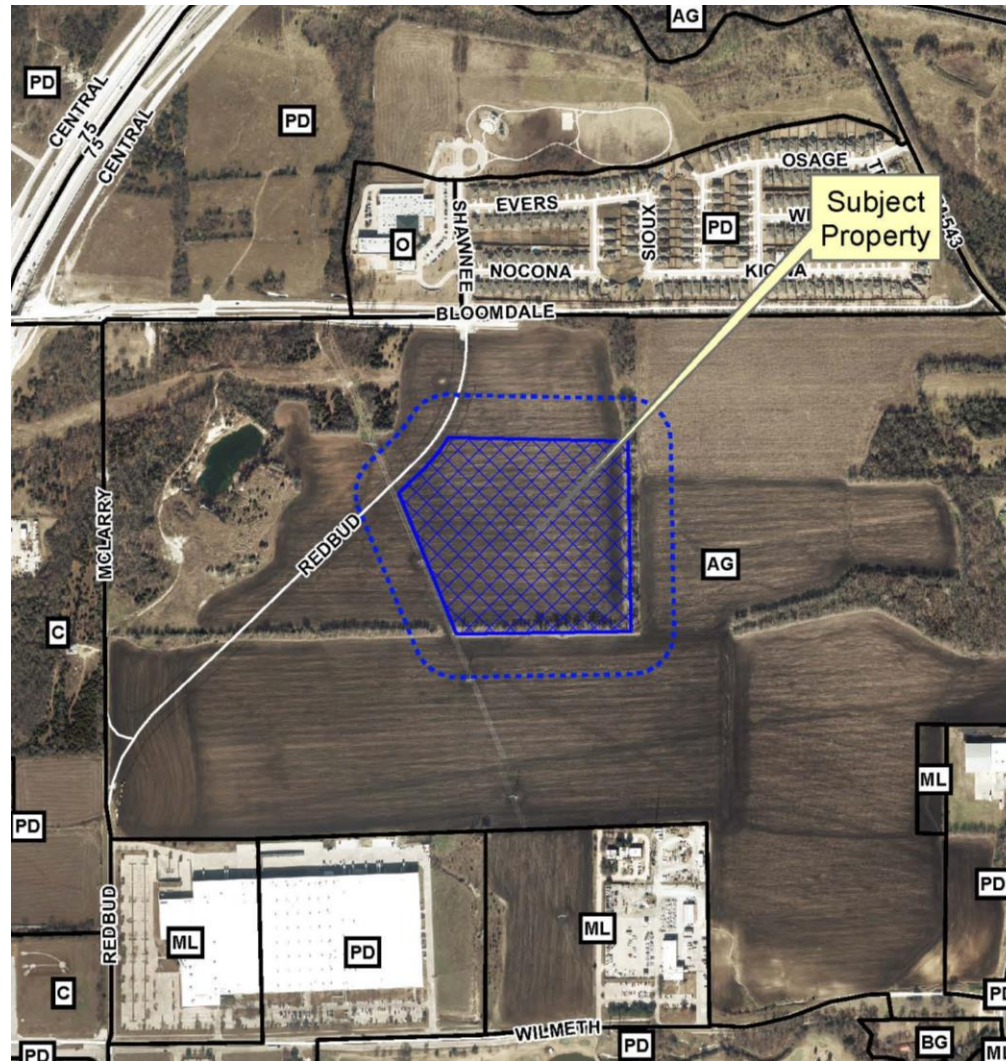


- MONEY MAGAZINE 2014 -

Location Map



Aerial Exhibit



Zoning Exhibit

