



# CITY OF MCKINNEY, TEXAS

## Agenda Planning & Zoning Commission

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Tuesday, June 11, 2019

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

### CALL TO ORDER

### CONSENT ITEMS

*This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.*

**19-0473**      [Minutes of the Planning and Zoning Commission Regular Meeting of May 28, 2019](#)

**Attachments:**    [Minutes](#)

### END OF CONSENT AGENDA

### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**19-0022SP2**    [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Clinic \(Virginia Family Health Care\), Located Approximately 195 West of Graves Street and on the North Side of Virginia Street \(REQUEST TO BE TABLED\)](#)

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

**19-0027Z2**    [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and](#)

[McKinney Ranch Parkway \(REQUEST TO BE TABLED\)](#)

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

**19-0023Z2**

[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 "C1" - Neighborhood Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road](#)

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

**19-0052PFR**

[Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 2 Lots \(Lots 1R1 and 3, Block A, of the HOMCO Addition\), Located at 1400 Lavon Drive](#)

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

**COMMISSION AND STAFF COMMENTS**

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 6th day of June, 2019 at or before 5:00 p.m.

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Empress Drane  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-ada.compliance@mckinneytexas.org](mailto:contact-ada.compliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



**19-0473**

**Code Sections:**

<p><b>Title:</b> Minutes of the Planning and Zoning Commission Regular Meeting of May 28, 2019</p>
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**Text of Legislative File 19-0473**

Minutes of the Planning and Zoning Commission Regular Meeting of May 28, 2019

**SUPPORTING MATERIALS:**

Minutes



## PLANNING AND ZONING COMMISSION

**MAY 28, 2019**

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, May 28, 2019 at 6:00 p.m.

City Council Present: May George C. Fuller and Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Cam McCall, Bry Taylor, and Scott Woodruff – Alternate

Commission Member Absent: Christopher Haeckler

Staff Present: Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Planners David Soto, Kaitlin Gibbon, Derrick Rhys Wilson, and Joseph Moss; and Administrative Assistant Terri Ramey

There were four guests present.

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

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, to approve the following Consent item, with a vote of 7-0-0.

**19-0450** Minutes of the Planning and Zoning Commission Regular Meeting of May 14, 2019.

### END OF CONSENT

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

**19-0022SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan and a Facade Plan Appeal for a Medical Clinic (Virginia Family Health Care), Located Approximately 195 West of Graves Street and on the North Side of Virginia Street. (REQUEST TO BE TABLED) Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. He stated that Staff would re-

notice prior to an upcoming meeting. Mr. Wilson offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.

**19-0027Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway. (REQUEST TO BE TABLED) Mr. David Soto, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the June 11, 2019 Planning and Zoning Commission meeting per the applicant's request. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the item to the June 11, 2019 Planning and Zoning Commission meeting per the applicant's request, with a vote of 7-0-0.

**19-0024Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located Approximately 1,430 Feet West of Stonebridge Drive and on the South Side of Eldorado Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 4.57 acres of land from "PD" – Planned Development District to "C2" – Local Commercial District, generally for medium intensity commercial uses. Mr. Soto stated that the subject property is surrounded by a mixture of uses, included but not limited to,

general and medical offices, senior living facilities, and commercial uses. He stated that the subject property is currently zoned for office uses; however, the proposed commercial zoning will help balance the surrounding office uses and provide essential services to the daytime population of these businesses. Mr. Soto stated that Staff is of the professional opinion that the rezoning request will complement the adjacent existing and future land uses. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Nick DiGiuseppe, Southblock Properties, LLC, 15400 Knoll Trail Drive, Dallas, TX, stated that the property is approximately 300 feet deep and has approximately 753 feet of frontage. He stated that they plan to sell the property to users that will complement the current businesses and what is planned for the area in the future. Mr. DiGiuseppe stated that the property located behind the subject property was sold to Globe Life for possible expansion. He stated that across the street from the subject property there is plans for a future retail center. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission voted unanimously to close the public hearing and recommend approval of the proposed 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 June 11, 2019.

**19-0019SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Convenience Store, Located Approximately 145 Feet South of Leland Avenue and on the West Side of Tennessee Street. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed variance to the site plan. He stated that the applicant is seeking a site plan variance for a landscape buffer reduction from 20 feet

to 10 feet along Tennessee Street frontage. Mr. Wilson stated that due to the site's size and physical constraints, meaningful development is unlikely to occur on the subject property without a variance. He stated that the proposed variance request meets the intent of the landscaping ordinance. Mr. Wilson stated that Staff recommends approval of the proposed site plan variance request and offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to approve the variance to the site plan as recommended by Staff, with a vote of 7-0-0.

#### END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox thanked Alternate Commission Member Woodruff for attending the meeting and Staff for their hard work.

Ms. Samantha Pickett, Planning Manager for the City of McKinney, invited the Commission to attend the SERVE McKinney event being held on Thursday, June 6, 2019 at the Collin College Conference Center at Central Park Campus in McKinney.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Commission Member Taylor, to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:15 p.m.

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BILL COX  
Chairman



19-0022SP2

**Code Sections:**

**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Clinic (Virginia Family Health Care), Located Approximately 195 West of Graves Street and on the North Side of Virginia Street (REQUEST TO BE TABLED)

**Text of Legislative File 19-0022SP2**

Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Medical Clinic (Virginia Family Health Care), Located Approximately 195 West of Graves Street and on the North Side of Virginia Street (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** June 11, 2019

**DEPARTMENT:** Planning

**CONTACT:** Derrick Rhys Wilson, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** March 21, 2019 (Original Application)  
April 29, 2019 (Revised Submittal)  
May 14, 2019 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. Staff will re-notice prior to an upcoming meeting.

**ITEM SUMMARY:** The applicant is proposing to construct a 24,226 square foot medical clinic (Virginia Family Health Care) on 2.43 acres west of the intersection of Virginia Street and Graves Road.

On May 28, 2019, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item indefinitely.

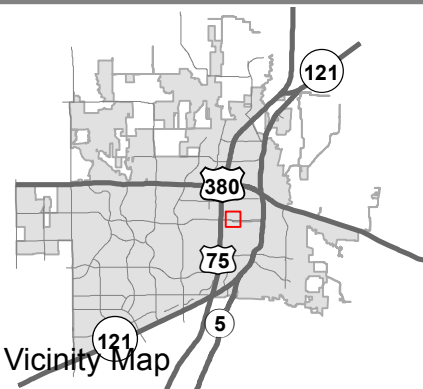
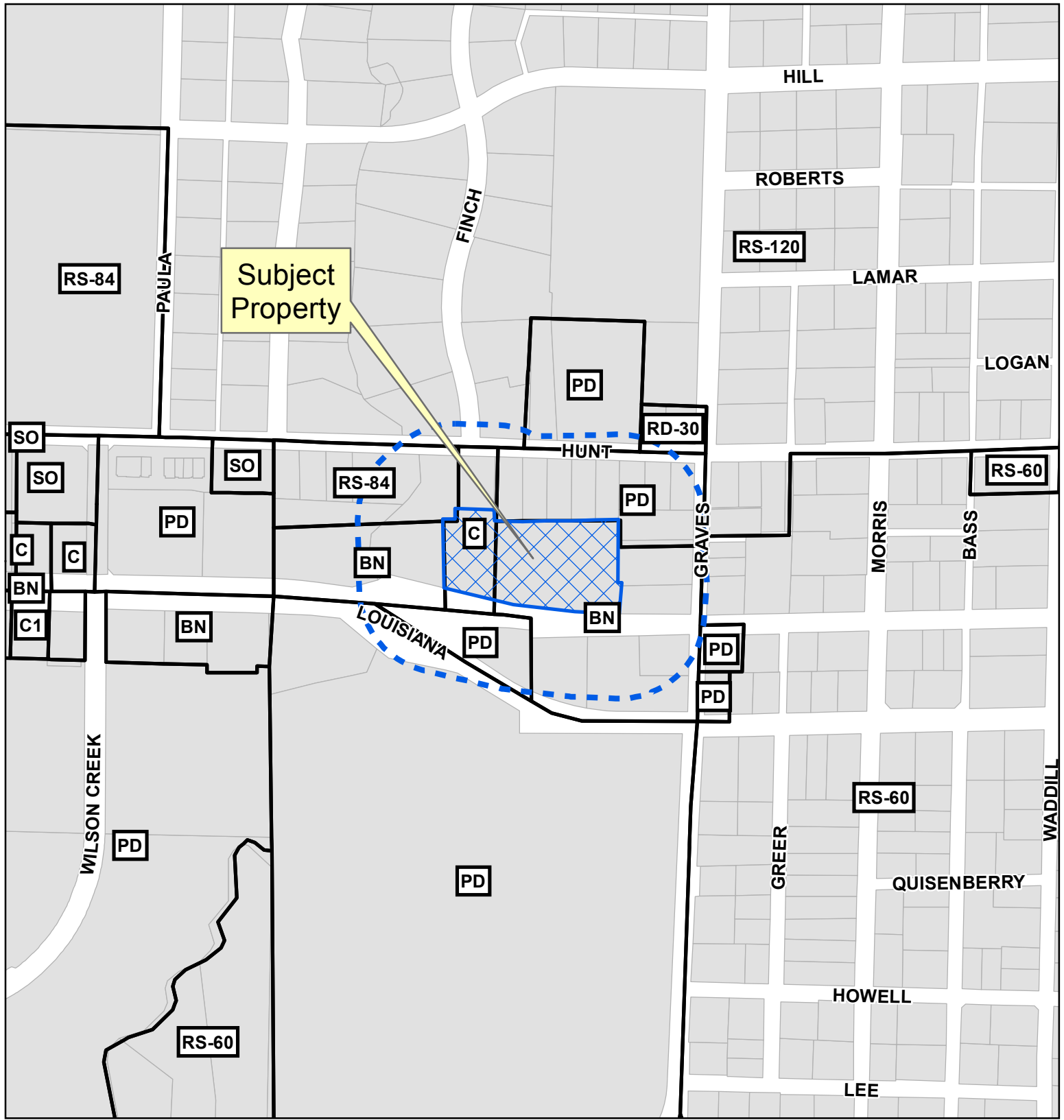
**SUPPORTING MATERIALS:**

PZ Minutes

Location Map and Aerial Exhibit

**Planning and Zoning Commission Meeting Minutes of May 28, 2019:**

**19-0022SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan and a Facade Plan Appeal for a Medical Clinic (Virginia Family Health Care), Located Approximately 195 West of Graves Street and on the North Side of Virginia Street. (REQUEST TO BE TABLED) Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. He stated that Staff would renote prior to an upcoming meeting. Mr. Wilson offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.



# Property Owner Notification Map

SITE2019-0022

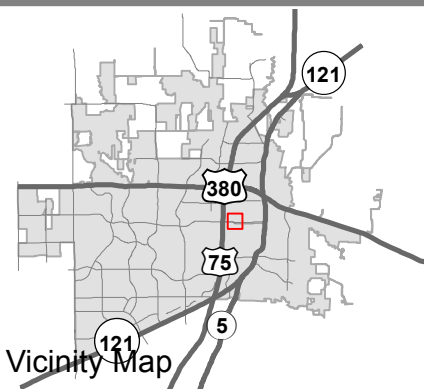


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## Property Owner Notification Map

SITE2019-0022



0 175 350  
Feet

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19-0027Z2

**Code Sections:**

**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway (REQUEST TO BE TABLED)

**Text of Legislative File 19-0027Z2**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** June 11, 2019

**DEPARTMENT:** Planning

**CONTACT:** David Soto, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** April 3, 2019 (Original Application)  
May 7, 2019 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. Staff will re-notice prior to an upcoming meeting.

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 1.01 acres of land, from "PD" - Planned Development District to "C2" - Local Commercial District, generally for commercial uses.

On May 28, 2019, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the June 11, 2019 Planning and Zoning Commission meeting.

**SUPPORTING MATERIALS:**

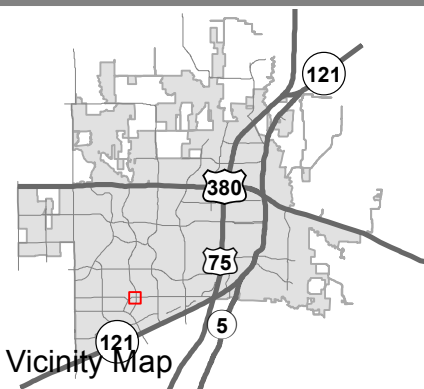
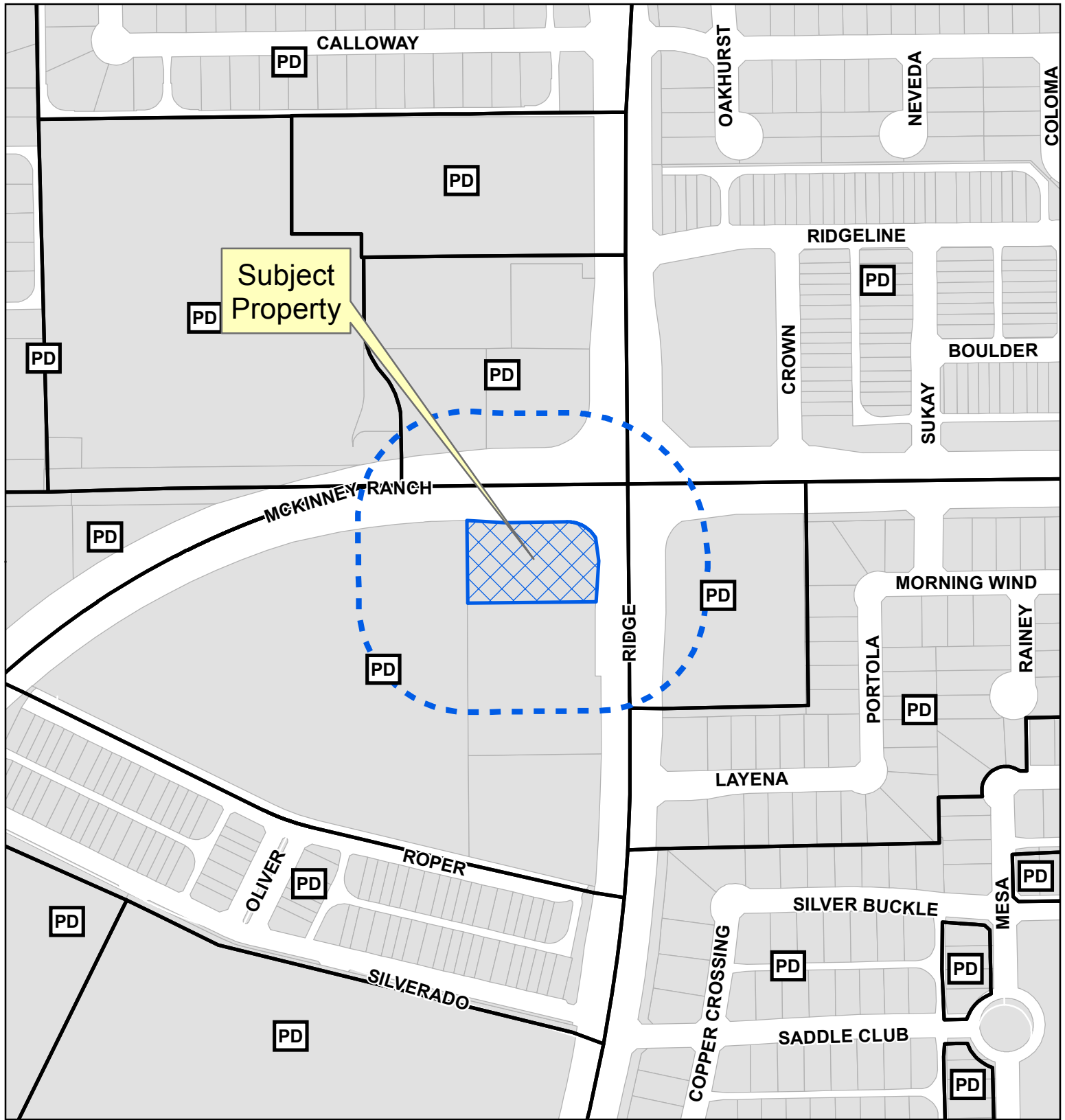
PZ Minutes

Location Map and Aerial Exhibit

**Planning and Zoning Commission Meeting Minutes of May 28, 2019:**

**19-0027Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway. (REQUEST TO BE TABLED)

Mr. David Soto, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the June 11, 2019 Planning and Zoning Commission meeting per the applicant's request. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to continue the public hearing and table the item to the June 11, 2019 Planning and Zoning Commission meeting per the applicant's request, with a vote of 7-0-0.



## Property Owner Notification Map

Zone2019-0027

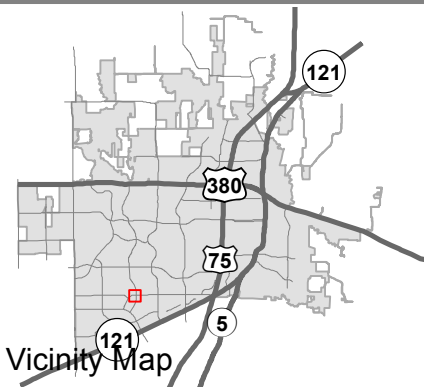


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## Property Owner Notification Map

Zone2019-0027



0 130 260 Feet

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19-0023Z2

**Code Sections:**

**Title:** 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 “C1” - Neighborhood Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road

**Text of Legislative File 19-0023Z2**

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 “C1” - Neighborhood Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** June 11, 2019

**DEPARTMENT:** Planning

**CONTACT:** Joe Moss, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, 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 July 2, 2019 meeting.

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

**APPLICATION SUBMITTAL DATE:** March 28, 2019 (Original Application)  
April 29, 2019 ((Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 5.34 acres of land, for “C1” - Neighborhood Commercial District, generally for commercial uses.

A rezoning request was previously submitted requesting to rezone the property to “C2” - Local Commercial District; following feedback at the March 26, 2019 Planning and Zoning

Commission meeting, the applicant elected to withdraw that request and submit a new case requesting the “C1” District.

On May 14, 2019, the Planning and Zoning Commission voted to close the public hearing and table the item indefinitely per the applicant’s request.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” - Planned Development District Ordinance No. 2002-03-019 and “REC” - Regional Employment Overlay District (Office Uses)	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 2002-03-019 and “REC” - Regional Employment Overlay District (Office Uses)	The Learning Experience Daycare
South	“PD” - Planned Development District Ordinance No. 2002-05-038 and “REC” - Regional Employment Overlay District (Commercial Uses)	Undeveloped Land
East	“PD” - Planned Development District Ordinance No. 2002-03-019 and “REC” - Regional Employment Overlay District (Single Family Residential Uses)	Saddle Club at McKinney Ranch Subdivision
West	“PD” - Planned Development District Ordinance No. 2007-08-079 (Multi-family Uses); “PD” - Planned Development District Ordinance No. 2002-03-019 (Office Uses); and “REC” - Regional Employment Overlay District (Office Uses)	Aspire McKinney Ranch Apartments

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property to “C1” - Neighborhood Commercial District, generally for commercial uses. The property is currently zoned for office uses, and can develop in either an urban or suburban manner due to the flexibility of the remaining REC standards. The applicant has indicated the desire to rezone the property in order to develop low-level intensity commercial and retail uses on the property.

This property is located within the area known previously known as the “REC” - Regional Employment Center Overlay District, which was intended to create urban, walkable, pedestrian-oriented developments within approximately 4,500-acre district. However, in 2014 the City Council voted to amend the REC regulations to be more reflective of the current development climate, and in 2015 removed the applicability of the REC for all rezoning requests moving forward. Although the REC no longer applies to properties being rezoned, the intent of the area (dense, urban environment) remains, and is reflected in the Comprehensive Plan.

The 2040 Comprehensive Plan calls designates the area as Urban Living, which while primarily calling for a variety of housing types, can include neighborhood-scale retail, with varying intensity, as appropriate. Given the location, size, and scale of the property (narrow, mid-block), Staff is of the opinion that the space limits and uses of “C1” will be complementary to the surrounding residential uses and fit with the limits of the property. As such, Staff recommends approval of the rezoning request.

**CONFORMANCE TO ONE MCKINNEY 2040:** A key aspect of the ONE McKinney



2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Collin McKinney Commercial District. General placetypes included in this district are Entertainment Center, Mixed-Use Center, Urban Living and Professional Campus.

- Guiding Principles: The proposed rezoning request is generally in conformance with Guiding Principle of “Diversity (Supporting our Economy and People)” established by the Comprehensive Plan. In particular, the proposed request has the potential to provide “diverse economic engines... broaden the tax base, and make the City’s economy more adaptable and resilient”.
- Land Use Diagram Compatibility: In evaluating development requests, the City should determine that a project meets the majority of the established criteria to be considered compatible with the Land Use Diagram. The proposed rezoning request aligns with the Urban Living placetype of the Collin McKinney Commercial District. Furthermore, the proposed request of “C1” - Neighborhood Commercial District should be compatible with the surrounding properties and placetypes, including the Urban Living placetype.
- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 53.9% residential uses, 46.1% 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 13 are comprised of approximately 80.4% from residential uses and 19.6% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 13 are comprised of approximately 87.6% ad valorem taxes and 12.4% sales and use taxes.

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

#### **SUPPORTING MATERIALS:**

PZ Minutes

Location Map and Aerial Exhibit

Letter of Intent

Comprehensive Plan Maps

Collin McKinney Commercial District

Placetype Definitions

Land Use and Tax Base Summary

Land Use Comparison Table

Proposed Zoning Exhibit

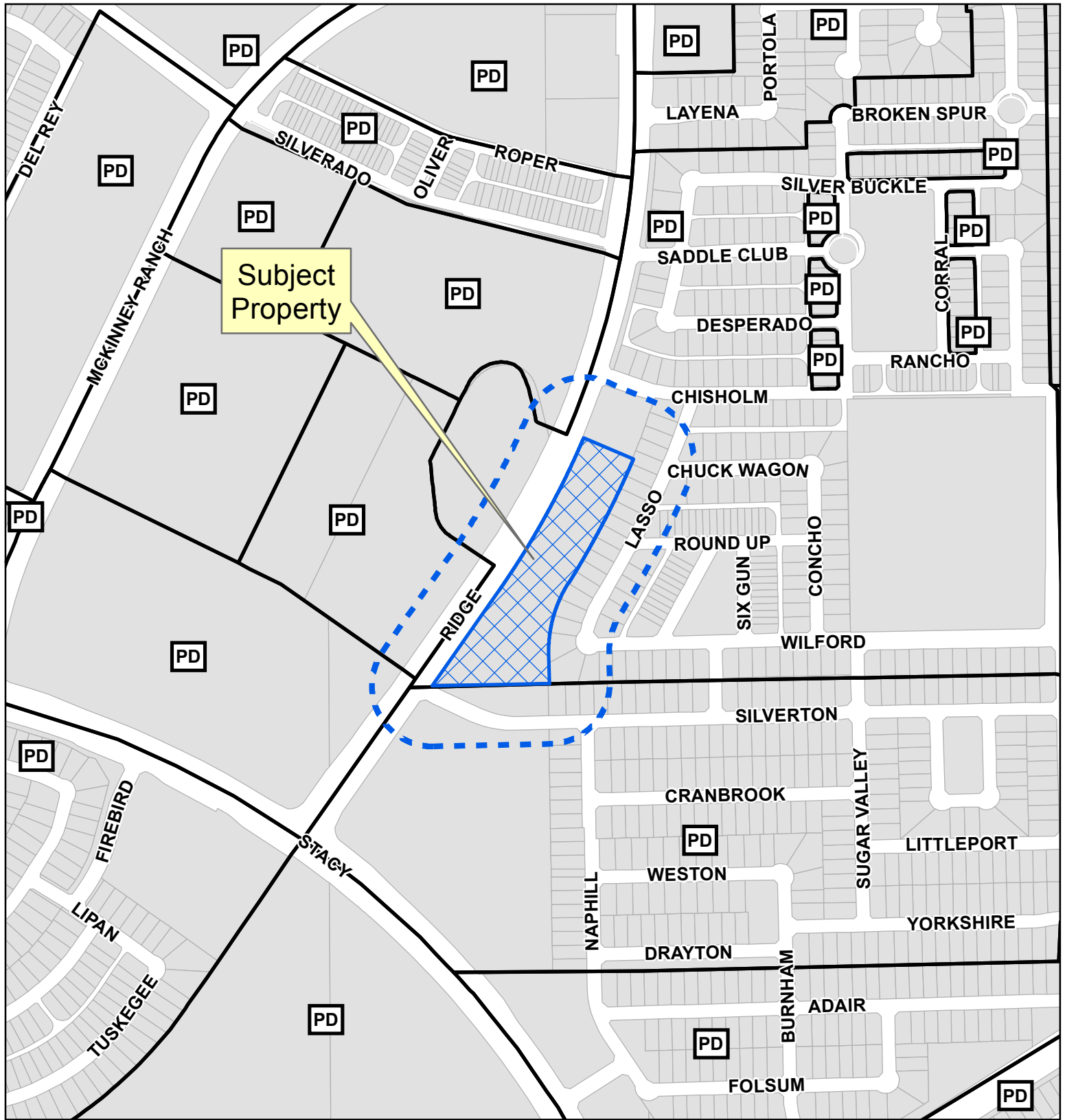
Presentation



**19-0023Z2**

**Planning and Zoning Commission Meeting Minutes of May 14, 2019:**

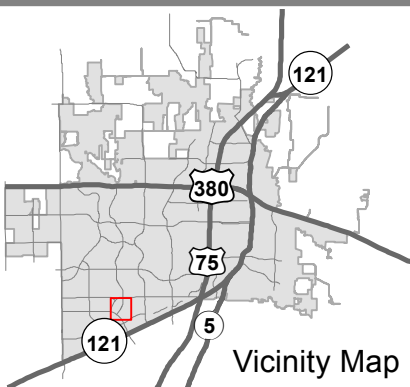
**19-0023Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road. (REQUEST TO BE TABLED) Mr. Joe Moss, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. He stated that Staff would renote prior to an upcoming meeting. Mr. Moss offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. David Geise, 4800 Lasso Lane, McKinney, TX, turned in a speaker card in opposition to the request; however, he did not speak during the meeting. On a motion by Commission Member Kuykendall, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 7-0-0.



## Property Owner Notification Map

ZONE2019-0023

0 240 480 Feet



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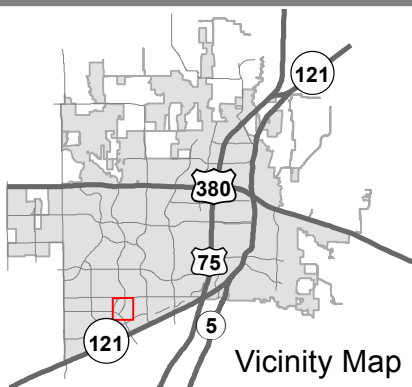


# Property Owner Notification Map

ZONE2019-0023



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Vicinity Map

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March 28, 2019

Jennifer Arnold  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – Zoning Change Request**  
**Approximately 5.3 Acres**  
**EDW Architectonics, LLC**  
**S&A Project Number: 0215100**

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to rezone the approximate 5.3 acre property on the east side of Ridge Road north of Silverton Avenue from Planned Development "2002-03-019" and "REC" – Regional Employment Center Overlay District to C1 – Neighborhood Commercial District. It is the intention of my Client to develop the property for commercial uses in accordance with the City of McKinney's Comprehensive Plan.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [casey.gregory@thesanchezgroup.biz](mailto:casey.gregory@thesanchezgroup.biz) if this is more convenient.

Regards,

Casey Gregory, P.E.  
Sanchez & Associates LLC



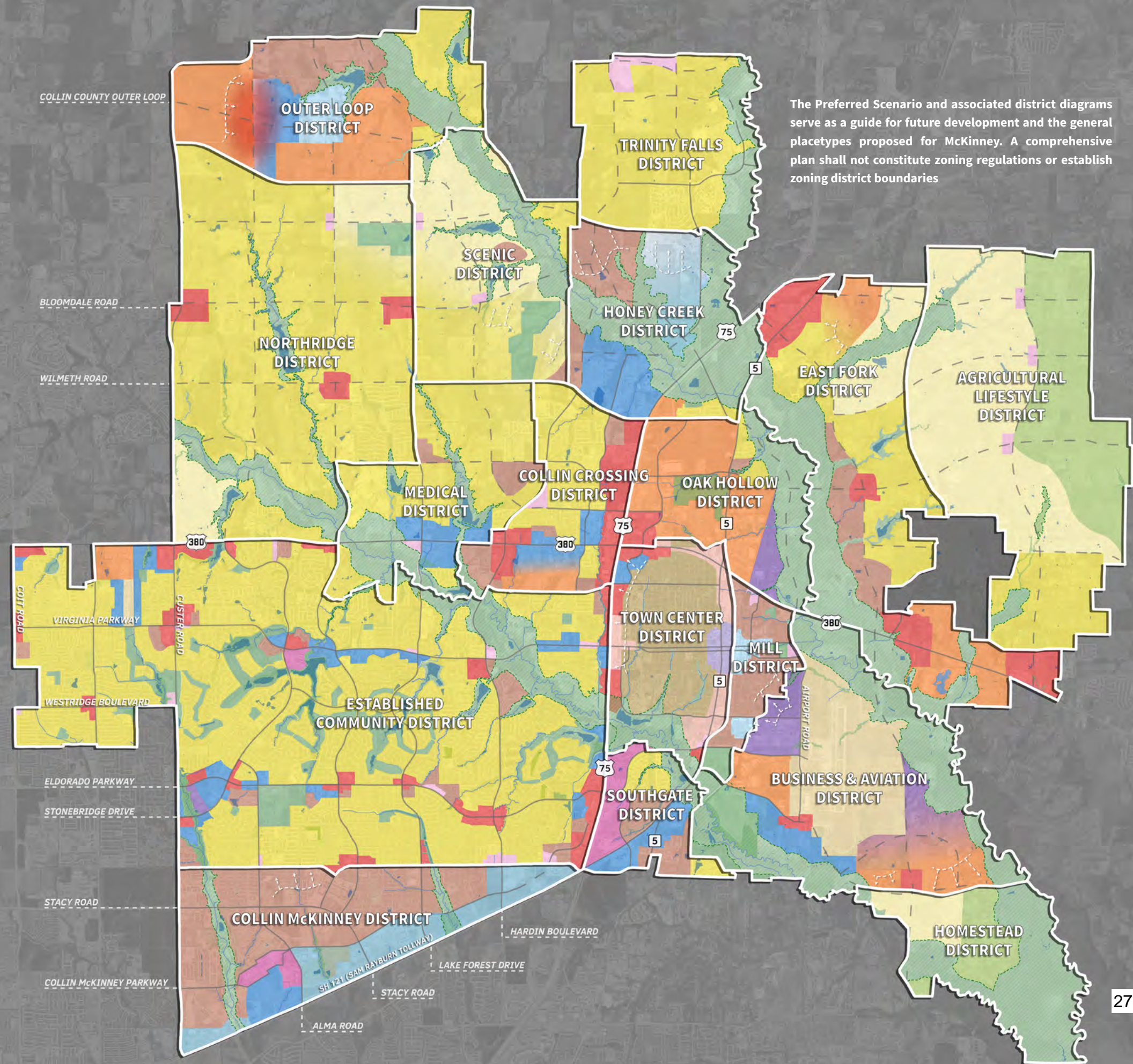
# LAND USE DIAGRAM

## LEGEND Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Campus
- Rural Residential
- Suburban Living
- Transit-Ready Deveopment
- Urban Living

## Other Features

- Floodplain / Amenity Zone
- District Boundary



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

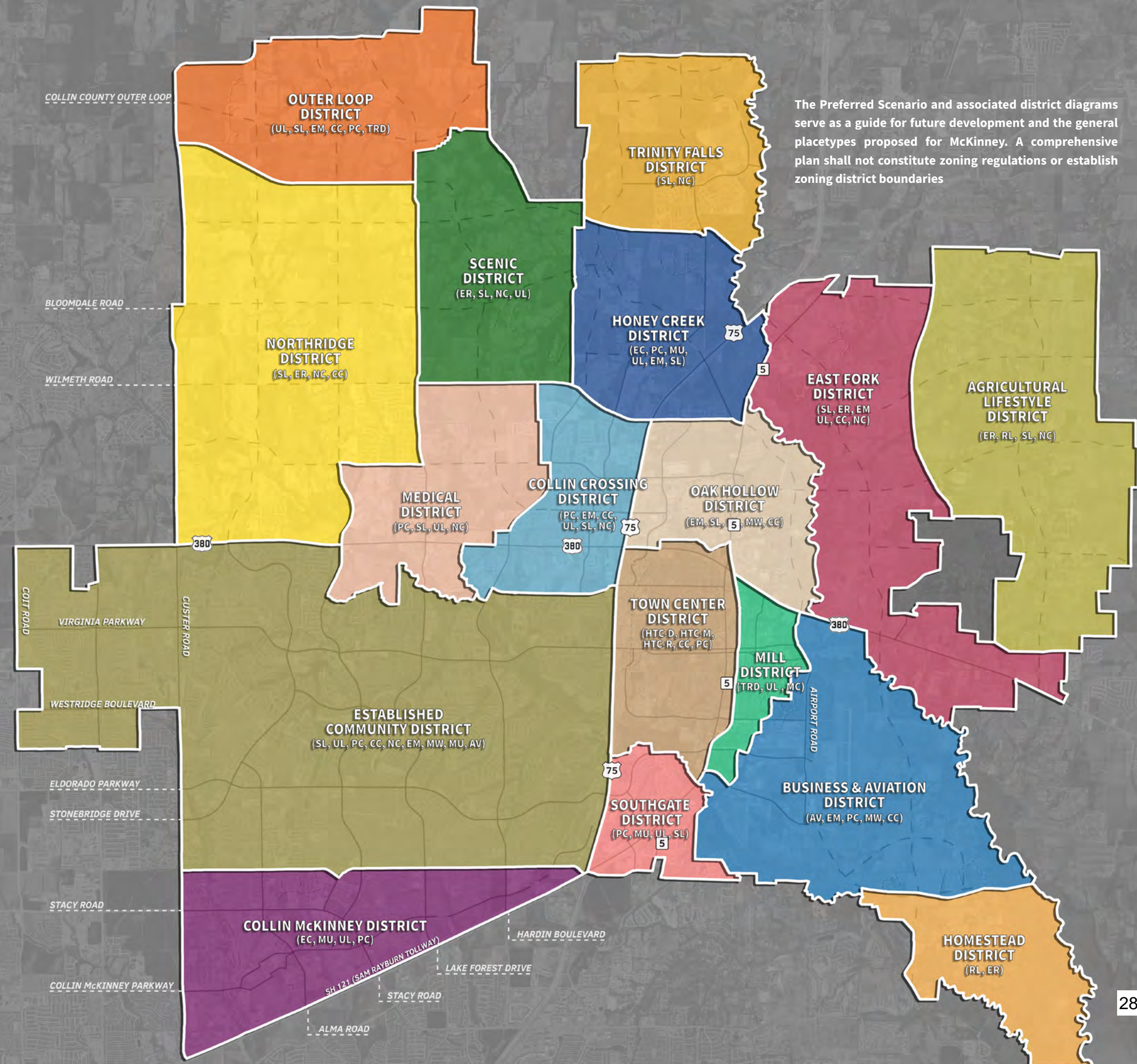


# PREFERRED SCENARIO

## PLACETYPES

- Aviation (AV)
- Commercial Center (CC)
- Employment Mix (EM)
- Entertainment Center (EC)
- Estate Residential (ER)
- Historic Town Center - Downtown (HTC-D)
- Historic Town Center - Mix (HTC-M)
- Historic Town Center - Residential (HTC-R)
- Manufacturing & Warehousing (MW)
- Mixed Use Center (MU)
- Neighborhood Commercial (NC)
- Professional Campus (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)

The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries





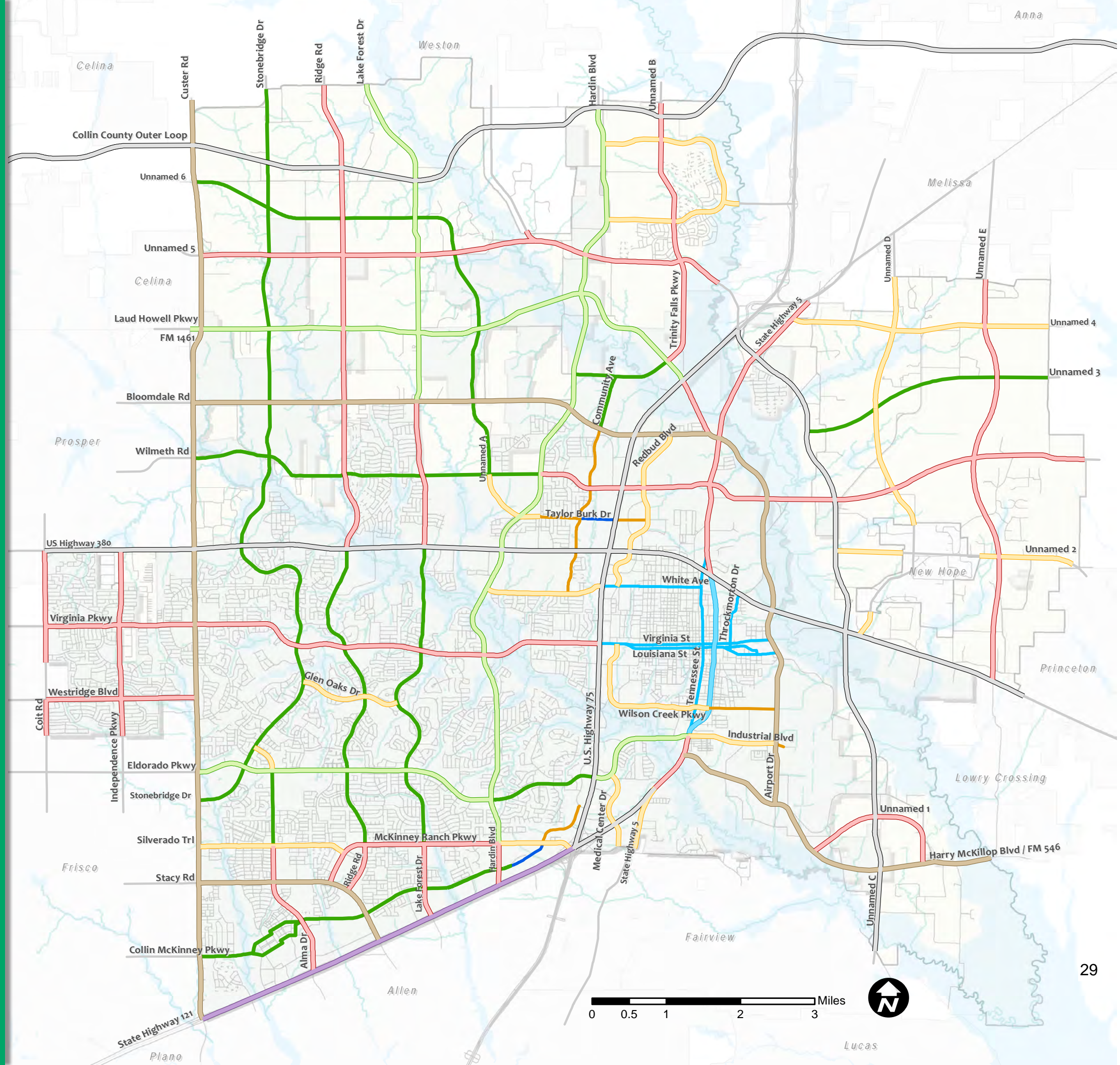
# MASTER THOROUGHFARE PLAN

## LEGEND

- Major Regional Highway/Multi-Modal
- Tollway
- Principal Arterial (130' - 6 lanes)
- Major Arterial (124' - 6 lanes)
- Greenway Arterial (140' - 6 lanes)
- Greenway Arterial (120' - 4 lanes)
- Minor Arterial (100' - 4 lanes divided)
- Minor Arterial (80' - 4 lanes undivided)
- Minor Arterial (70' - 3 lanes)
- Town Thoroughfare (2 lanes)
- Town Thoroughfare (2 lanes one way pairing)
- McKinney City Limits
- McKinney ETJ
- Other Cities

Ord. No. 2018-10-072

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignmnets may shift as roads are engineered and designed to accomodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.







# COLLIN MCKINNEY COMMERCIAL DISTRICT

*Intent - This District provides a highly desirable location for major corporations, regional retail centers and other businesses that prefer a location along a major regional highway and offers McKinney residents substantial job opportunities and many choices for shopping, dining and entertainment.*



# DESCRIPTION

The Collin McKinney Commercial District will accommodate the majority of new and expanding regional and national retail and commercial service operators. This District is expected to have the highest number of new jobs by 2040. Customers for these businesses will include employees in the McKinney Corporate Center, residents of the Craig Ranch master-planned community, and commuters using the Sam Rayburn Tollway for daily trips between home and work. The character-defining placetypes of this District are


Mixed-Use Center and Entertainment Center. The Mixed-Use Center and other placetypes along SH 121 continue the current development pattern with significant regional commercial, office, and vertical mixed-use opportunities. Professional Campus areas could accommodate major corporate headquarters as well. The Urban Living placetype provides convenient housing for people working in this District, commuting to other parts of the North Texas region, or who are looking for a more urbane residential footprint.

# MARKET ANALYSIS

Building on the success and momentum of the McKinney Corporate Center at Craig Ranch, the growing resident base within the existing Craig Ranch master-planned community, and its frontage along SH 121, this District will be McKinney's primary target for region-serving commercial retail and office space. It should include supporting lodging and entertainment uses, surrounded by concentrations of residential uses at densities highest near the highway corridor and lowest adjacent to existing neighborhoods.

Given the District's extensive frontage and visibility along SH 121, businesses and office tenants will include those able to support higher than market average rents and those seeking a high-profile regional location in a mixed-use environment. While maintaining a mix of uses similar to those found in the Honey Creek District, overall development levels in this District (despite a higher employee population) will be more modest than those found in Honey Creek, if for no other reason than its fewer developable acres.

*“Given the District’s extensive frontage and visibility along SH 121, businesses and office tenants will include those... seeking a high-profile regional location in a mixed-use environment”*



In addition to access and visibility from SH 121, the future extension of Collin McKinney Parkway will further define this District’s identity as a regional activity center. Urban scale residential developments will provide greater diversity to the community’s residential inventory, while raising the District’s physical profile. The Ballfields at Craig Ranch, McKinney Soccer Complex at Craig Ranch, and TPC Golf Course will serve as amenities for both employers and residents of the District, as well as visitors to the region-serving commercial operators.

The households that will find the Collin McKinney Commercial District can generally be described as smaller households of single and married individuals, some with and others without children; the latter two-earner households employed in jobs requiring professional or semi-professional skills, and incomes, either earned or investment, at or above the regional median; and, a preference for renting higher-end products within urban centers, or owning either attached or detached housing product types, either in new urban centers or modest neighborhoods located on the fringe of the community, but in the path of development.

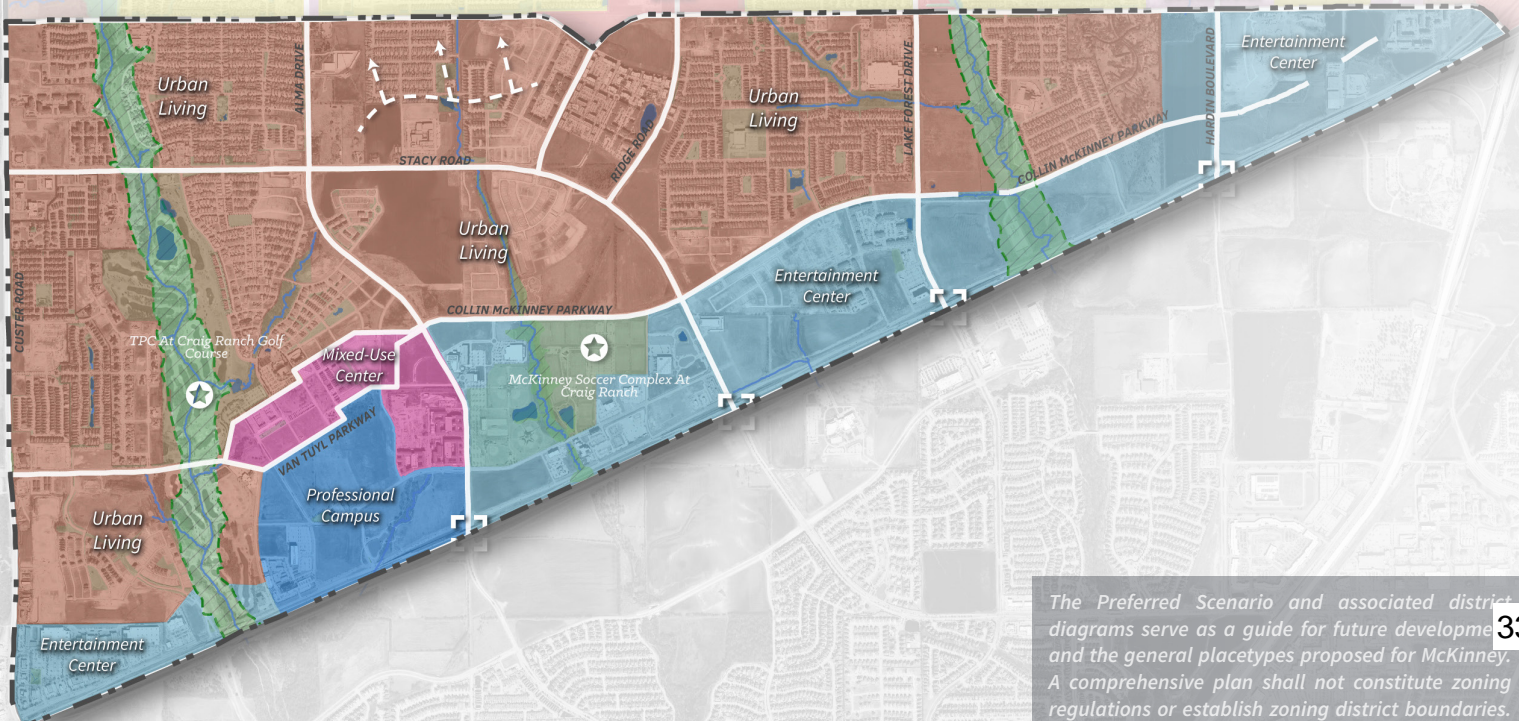


# LAND USE DIAGRAM

## PLACETYPES



### Entertainment Center



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



# STRATEGIC DIRECTION

## DEVELOPMENT PATTERN

1. The **Entertainment Center** placetype is the first of two character-defining placetypes in this District. It is intended to provide a variety of regional entertainment venues that support the needs of residents in southwest McKinney and beyond.
2. The **Mixed-Use Center** placetype is the second character-defining placetype in this District. As denoted on the diagram, Mixed-Use should be located to provide supporting retail, office and residential uses in a mixed-use environment and in synergy with the professional campus development that the Corporate Center provides. The design and density of the Mixed-Use Center development should create a walkable, pedestrian-friendly environment that has strong connections to the key amenities in the District.
3. The **Professional Campus** placetype is generally in the location of McKinney Corporate Center at Craig Ranch, and

is intended to attract a variety of corporations desiring to take advantage of the site's prominent location along SH 121. Design standards and technology infrastructure should be enhanced to support the needs of corporation and supporting businesses locating in this area.

4. The **Urban Living** placetype is intended to provide housing choices for employees of the Professional Campus and Entertainment Center placetypes. The design and density of Urban Living development should create a walkable, pedestrian-friendly environment in the public and private spaces between the residential structures. Non-residential development consistent with the Neighborhood Commercial placetype could also be included within the Urban Living areas at appropriate locations that offer support and integration with urban residential development types.

## INDUSTRY TRENDS

### Development Trends

- 18-Hour Environments
- Suburban Centers
- Mixed-Use Environments

### Employment Trends

- Mobile Workforce

### Social Trends

- Traditional Neighborhood Design
- Aging Baby Boomers

### Residential Trends

- Starter & Retirement Homes
- Renting by Choice
- Living With Friends

## PSYCHOGRAPHICS

**EP** Enterprising Professionals

**BYP** Bright Young Professionals

**RC** Retirement Communities

**UPF** Up & Coming Families

**FA** Fresh Ambitions

**MB** Middleburg



Floodplain /  
Amenity Zone



District  
Boundary



District  
Identity Feature



Amenity  
Feature



Community  
Asset



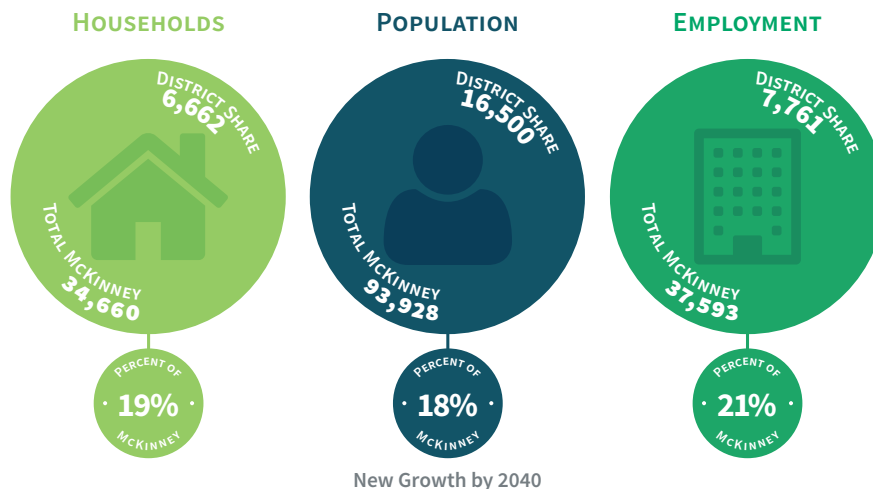
Intensity  
Transition

# IDENTITY, AMENITIES, & INFRASTRUCTURE

Key identity and amenity features such as gateways, trails and parks are described in detail in the City of McKinney Parks and Recreation Master Plan. Additionally, the following considerations are key to reinforcing the vision for and intent of this District.

1. District Identity Features should be located where the District's major roadways intersect with the regional frontage of SH 121. These identity features signify locations for gateways/monuments into the City of McKinney with a focus on creating an overall character and brand for the Collin McKinney Commercial District. More information about these and other gateway features can be found in the Parks and Recreation Master Plan
2. Multi-purpose trails should be located along the floodplain areas of Watters Creek, Rowlett Creek, and Cottonwood Creek to provide non-motorized connectivity to the rest of McKinney and to the region. This District should also have additional trails connecting the various placetypes to the regional systems.
3. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with the creeks and related open space amenities, but should also specifically support the critical mass created by the Professional Campus / Mixed-Use development context of the District.
4. Key Amenity Features in this district include the McKinney Soccer Complex at Craig Ranch , TPC Ranch Golf Course, and the Ballfields at Craig Ranch. Future development in this District should take advantage of the unique opportunities created by these amenity features.

The graphic that follows provides a profile of the Collin McKinney Commercial District if the District develops as outlined above. These graphics relate to new development only.





# ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

*The City of McKinney intends to consider the following major public investments to support the success of the Business & Aviation District.*

1. Introduction of cultural venues and community amenities that diversify the entertainment mix in McKinney.
2. Design and finance of identity features at public locations within the District (i.e., creek crossings), consistent in design and character with those in adjacent private projects.
3. Investigate the use of special districts or other mechanisms that fund the costs associated with public improvements requiring higher service levels than provided citywide.
4. Consider the creation of a specific development code or other mechanism to ensure the desired development pattern within this District.





# PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

## ESTATE RESIDENTIAL

Predominately single-family housing on the urban fringe in large lot development. Unlike rural living, home sites are located in platted subdivision that has water service, but may have septic wastewater treatment. Residential uses oriented interior to the site and may or may not have farm and livestock restrictions. Lot sizes in the Estate Residential Place Type range from ½ acre to 2 acre lots.



## URBAN LIVING

Urban Living areas support a mix housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhood.



## SUBURBAN LIVING

Suburban Living areas are found in close proximity to neighborhood commercial and commercial centers, and provide rooftops necessary to support the commercial and professional office uses within the corridors. These neighborhoods are generally formed as subdivisions. Residential uses oriented interior to the site are typically buffered from surrounding development by transitional uses or landscaped areas. Lot sizes in a Suburban Living areas typically less than ½ acre.



## RURAL LIVING

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high-degree of separation between buildings. The lots are typically larger than 2 acres and residential home sites are located randomly throughout the countryside, which helps to maintain the rural character, scale, and scenic values of the surrounding area. This Place Type is associated with either farmland or pastureland.





## TRANSIT READY DEVELOPMENT

Transit Ready Developments (TRD) are regional-serving areas of economic, entertainment, and community activity. The size of TRD makes it an employment center and shopping destination for surrounding areas. Its focus on being a transit hub makes it a regional destination. The design and scale of the development in a TRD area encourages active living, with a comprehensive and interconnected network of walkable streets.



## ENTERTAINMENT CENTER

Entertainment centers are emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. These centers typically include a variety of housing types, though not always. The master plan for a regional entertainment center reinforces the interdependence of uses in the development, even though the uses are typically designed as separate pods or neighborhoods. The regional entertainment center may have a traditional shopping mall, event center or lifestyle area as an anchor of the Place Type.



## COMMERCIAL CENTER

A Commercial Center is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and sometimes along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses.



## MIXED-USE CENTER

A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Place Type typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets.





## PROFESSIONAL CAMPUS

The Professional Campus Place Type generally provides office jobs and keeps people in the city during normal work hours. A Professional Campus is typically well-landscaped and provides opportunities for a number of employment uses such as corporate headquarters, institutional facilities and medical campuses. They typically locate near major transportation corridors and may include office parks or technology centers.



## AVIATION

The Aviation Place Type emphasizes employment types and uses that are related aviation. Proximity to airports is essential for the purpose of transportation needs and logistics. Aviation uses can range in scale and intensity and can vary in employment types. Large buildings and hangars may be seen in Aviation areas, but also small shops and aviation office services.



## MANUFACTURING & WAREHOUSE

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They typically locate near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehousing, or logistic hubs.



## EMPLOYMENT MIX

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than business campuses. This type of development may support a variety of occupations including offices, research and development facilities, medical clinics, and business incubators. These uses are typically located with access to arterial thoroughfares, and street frontage of the businesses are appealing and have an increased level of aesthetics and landscaping.





## NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial development is typically characterized as small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional commercial sites primarily provide services for the surrounding neighborhoods and city. Business types may include restaurants, local retail, medical offices, banks, and other services.



## HISTORIC TOWN CENTER (HTC)

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment center and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

The Historic Town Center is a group of sub-placetypes that are located solely within the Town Center District. There are three in total: Town Center - Downtown, Town Center - Mix, and Town Center - Residential. These sub-placetypes were created in order to better describe the nuances of the Historic Town Center—from bustling McKinney Square to the quiet residential streets that surround it—and plan and preserve the area's assets appropriately.

### Historic Town Center (HTC) - Downtown

Historic Town Center - Downtown is the sub-placetype that represents downtown: the city's historic seat of government, commerce, and community activity. The size of downtown also makes it a major destination for shopping and entertainment for the surrounding neighborhoods, city, and region. The design and scale of development encourages active living and a mix of uses within a comprehensive and interconnected network of walkable streets. In addition to its role as the community's traditional center of business and social life, downtown is also home to a burgeoning residential population. Residences are often intermingled within larger structures, and buildings typically stand two or more stories tall with condominiums or apartments over storefronts.



### Historic Town Center (HTC) - Mix

Historic Town Center - Mix represents a transitional area between the relatively intense use of land downtown and along the highway corridors and the surrounding, urban neighborhoods. These areas display an intermediate density in both residential and commercial offerings that transition from an urban to suburban development pattern as development approaches the HTC – Residential sub-placetype. Commercial buildings tend to be multi-tenant. Residential structures are typically compact. While less dense than HTC - Downtown, streets and sidewalks are still navigable on foot and scaled to the pedestrian experience.



### Historic Town Center (HTC) - Residential

The Historic Town Center - Residential sub-placetype describes the established urban neighborhoods surrounding downtown. Medium-lot, single-family detached homes are the predominant use of land in this placetype. Attached residential structures, including townhomes, patio-homes, and duplexes, are less common but still a presence. Many of the community's oldest and most historic homes are found here, requiring a layer of municipal protection so as to maintain their integrity and historic character.





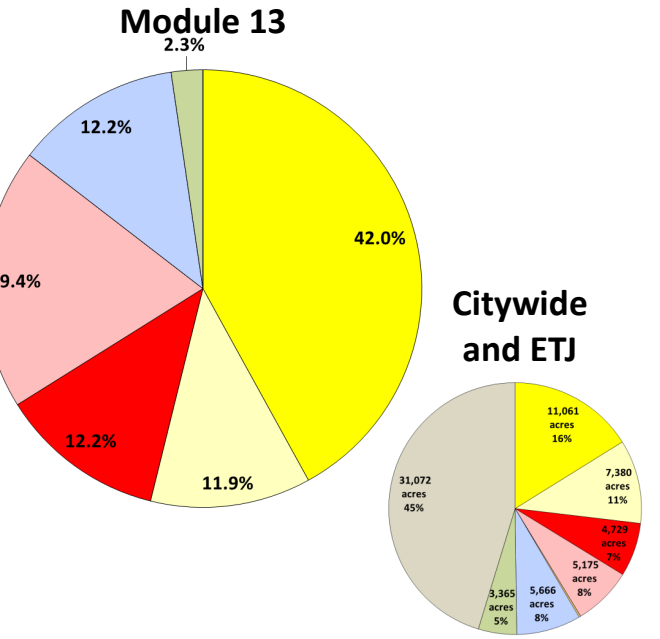
# Land Use and Tax Base Summary for Module 13

## ZONE2019-0023 Rezoning Request

### Land Use Summary

Below is a summary of existing and anticipated land uses for this module as of January 2018 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

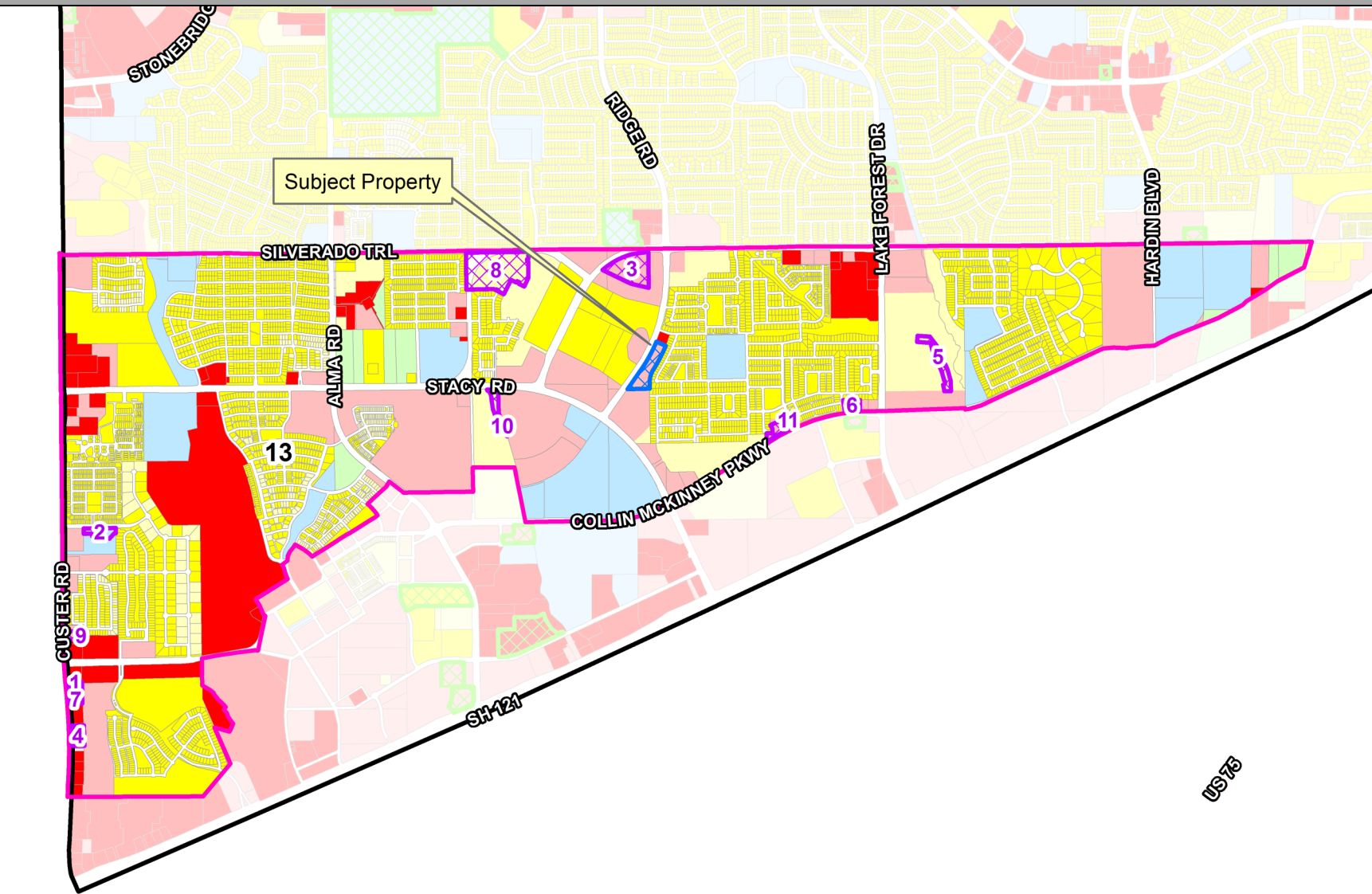
	Acres
<div></div> Residential	913.1
<div></div> Vacant Residential	258.0
<b>Total Residential</b>	<b>1,171.1 (53.8%)</b>
<div></div> Non-Residential	266.3
<div></div> Vacant Non-Residential	420.9
<b>Total Non-Residential</b>	<b>687.2 (31.5%)</b>
<div></div> Mixed-Use	0.0
<div></div> Vacant Mixed-Use	0.0
<b>Total Mixed-Use <sup>1</sup></b>	<b>0 (0%)</b>
<div></div> Institutional (non-taxable)	265.7
<b>Total Institutional (non-taxable)</b>	<b>265.7 (12.2%)</b>
<div></div> Agricultural/Undetermined	50.7
<b>Total Agricultural/Undetermined <sup>2</sup></b>	<b>50.6 (2.3%)</b>
<b>Total Acres (city limits only)</b>	<b>2,174.7 (100%)</b>
<div></div> Extraterritorial Jurisdiction (ETJ)	0.0
<b>Total Extraterritorial Jurisdiction <sup>3</sup></b>	<b>0.0 (0%)</b>
<b>Total Acres</b>	<b>2,174.7</b>



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, 2018 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.

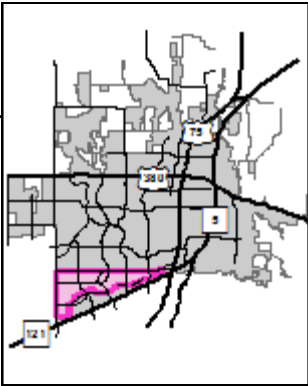
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors or variances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

### Module 13



Approved Projects Impacting Land Use or Tax Base (2017, 2018) <sup>4</sup>

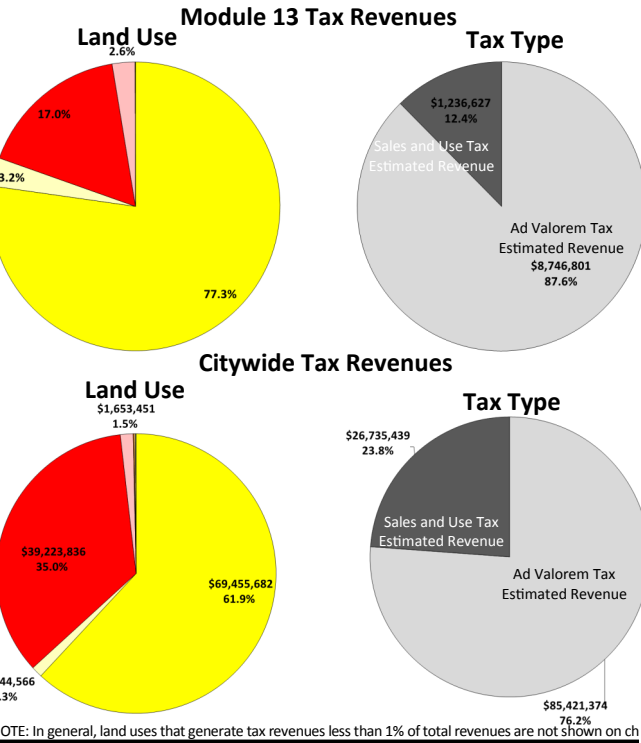
Map ID	Case Number	Project Description	Acres
1	18-0026SP	Site Plan for an Auto Repair Center	1.40
2	18-0035Z	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Reg*	2.31
3	18-0031SP	Site Plan for an Assisted Living & Independent Senior Living Facility	9.01
4	18-0092RP	Record Plat for Lot 1, Block A	2.22
5	18-0111RP	Record Plat for 17 single family residential lots and 1 common area	3.54
6	18-0160RP	"Record Plat for Lot 17R, Block A of the Village Park Addition	1.50
7	18-0073SP	Site Plan for a Retail Building (Custer Creek Plaza)	1.05
8	18-0193RP	Record Plat for 75 Single Family Residential Lots and 2 Common Areas	19.13
9	18-0093SP	Site Plan for a Medical Office Building	1.00
10	18-0131Z	Rezone the Subject Property from "PD" to "SO" - Suburban Office	2.10
11	18-0268RP	Record Plat for Lot 1, Block A, of Village Park Square	2.37



### Tax Base Summary<sup>5</sup>

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2018. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
<div></div> Residential	\$ 7,712,672	\$ -	\$ 7,712,672
<div></div> Non-Residential	\$ 457,399	\$ 1,236,627	\$ 1,694,027
<div></div> Mixed-Use	\$ -	\$ -	\$ -
<b>Tax Revenue from Developed Land</b>	<b>\$ 8,170,072</b>	<b>\$ 1,236,627</b>	<b>\$ 9,406,699</b>
<div></div> Vacant Residential	\$ 317,409	\$ -	\$ 317,409
<div></div> Vacant Non-Residential	\$ 255,591	\$ -	\$ 255,591
<div></div> Vacant Mixed-Use	\$ -	\$ -	\$ -
<div></div> Agricultural/Undetermined	\$ 3,730	\$ -	\$ 3,730
<b>Tax Revenue from Undeveloped Land</b>	<b>\$ 576,729</b>	<b>\$ -</b>	<b>\$ 576,729</b>
<b>Grand Total (city limits only)</b>	<b>\$ 8,746,801</b>	<b>\$ 1,236,627</b>	<b>\$ 9,983,428</b>



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

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI			
Residential Uses																																													
Bed and breakfast (See Ch. 138, Art. IV)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		S									S	S	S	S	S	S	S									
Boardinghouse or rooming house (17)											P		P	P	P			S	S	S				S																S	S	S			
Dormitories					P	P	P	P	P	P	P	P	P	P	P			S	S	S				S																P	P	P	P		
Independent living facility (retirement community) (56)											P	P	P	P	P					S	S	S												S	S	S	S	S	S	S					
Mobile home dwelling (68)																P																													
Mobile home park (See Ch. 138, Art. III) (69)																P																													
Multiple family dwelling (apartment) (71)											P	P	P	P	P																														
Multiple family dwelling, senior (senior apartment) (72)											P	P	P	P	P																														
Single family dwelling (attached) (104)										P	P	P	P	P	P																														
Single family dwelling (detached) (105)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															P	P	P	P	P	P	P	P								
Two family dwelling (duplex) (119)									P	P	P	P	P	P	P																				P										
Watchman or caretaker quarters	P	P	P																				S	S	S													S		S	S	P	P		
Educational and Institutional Uses																																													
Assisted living facility, nursing home, or rest home (10)												P	P	P	P		P	P	P	P	S	S													S	S	S	S	P	P	P				
Cemetery	S																																												
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Clinic (28)																	P	P	P	P	P	P	P														P	P	P	P	P				
College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P				P																P		P	P	P	P
Day-care (34)											P	P				P		P	P	P					P					S	S	S	S	S	S	S	S	S	S	S	P	P			
Fraternal organization, lodge, civic club (47)												P	P	P	P			P	P	P				P	P	P														S	P	P	P	P	
Halfway house									S	S	S	P	P	P	P			P	P	P				P																	S	S	S	S	
Hospital (53)												P	P	P	P			P	P	P				P												S	S	S	P	P	P	P			
Museum, library, art gallery (public) (73)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P				P	P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	S	S		
School, business or trade (99)																			P	P		P	P	P	P	P											P	S	P	P	P	P			
School, public, private or parochial (100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S					P		P	P	P	P	P	P	P	P	P	P	P	P	S	S		
Accessory, Utility and Incidental Uses																																													
Accessory building or use (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Electrical generating plant																								P	P																		P	P	
Home occupation (See Sec. 146-133) (52)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P						P	P	P	P	P	P	P	P								
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public building (shop or yard) (90)	S																							P	P	P																S	P	P	
Servant's quarters (102)	P	P	P			P																																							
Sewage treatment plant																									P																			P	
Utility business office																				P	P		P	P	P	P											P		P	P	P	P			
Utility shop or yard	S																							P	P	P																	P	P	
Utility substation or regulating station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Water storage tank	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Water treatment plant	S																							P	P																		P	P	
Recreational and Entertainment Uses																																													
Amusement, commercial (indoor) (4)																				P	P		P	P	P	P															S	P	P	P	P
Amusement, commercial (outdoor) (5)																								P	P																	S	S	P	P

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI					
Carnival or circus (temporary)	T																			T	T		T	T	T	T	T	T									T		T	T	T	T	T				
Country club (31)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P			P	P	P	P				P	P	P	P	P	P	P	S	S	S	S	S	S	S	S			
Fitness club, gymnasium, exercise area or similar use																		P	P	P			P	P	P										S	S	P	P	P	P	P	P	P				
Golf course (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	P	P	P			
Golf course (private)	S								S	S	S	S	S	S	S					P			P	P	P					P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S		
Park or playground (public) (81)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Playfield or stadium (public) (88)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)																				S	S			S												S	S	S	S	S	S	S	S	S			
Recreation area (private) (91)	P					S			S	S	S	P	P	P	P	P	P	P	P	P	S	P	P	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Recreation center (public) (92)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Sexually oriented business (See Ch. 138, Art. V)																									P																					P	
Swim or tennis club (112)	P								S	S	S	P	P	P	P	P		P	P	P	P		P	P	P	P										S	S	P	P	P	P	P	P	P	P		
Swimming pool (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Swimming pool (private) (113)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Theater (indoor)																				P	P		P	P	P	P											S	P		P	P	P	P	P	P		
Theater (outdoor)																							P	P	P																	P	P	P	P	P	
Transportation, Automobile, and Related Uses																																															
Airport or landing field, and aircraft hangar																										P																					
Auto painting or body shop																				P				P	P	P																	S	P	P	P	
Auto parts sales (indoor)																			P	P	P			P	P	P													S	S	S	P	P	P	P		
Automobile, trailer, light truck, tool rental																				P	P			P	P	P																S	P	P	P		
Automobile, motorcycle, boat (sales, repair, or storage)																				S	S			S	S	S																S	P	P	P		
Bus station																				P	P			P	P	P												S		S	S	P	P	P	P		
Car Wash (See Sec 146-41(11a)) (23)																			S	P	P			P	P	P													S	S	S	P	P	P	P		
Garage, auto repair (50)																				P	P			P	P	P																S	S	P	P	P	
Garage or lot, parking (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Garage or lot, parking (commercial)																				P	P		P	P	P	P	P	P								S	P	S	P	P	P	P	P	P			
Heliport or helistop	T																			T	T		T	T	T	T	P	T									P			P	P	P	P	P			
Motor freight terminal																							P	P	P																			P	P	P	
Parking, incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Parking lot (truck) (83)																								P	P	P																		P	P	P	
Private street development (See Ch. 142, Art. VII)		S	S	S	S	S	S	S	S	S	S	S																		S	S	S	S	S	S	S											
Railroad freight station																								P	P	P																		P	P	P	
Railroad team truck																								P	P	P																		P	P	P	
Railroad track or right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Recreational vehicle sales																				S	S			S	S	S																P	P	P	P		
Service station or motor vehicle fuel sales (subject to section 146-84 (103))																			P	P	P			P	P	P											S		S	S	P	P	P	P			
Taxi or shuttle service																								P	P	P																S	P	P	P		
Tire recapping																								P		P																		P	P	P	
Truck Fueling Station (117)																									S	S																		S	S	S	
Truck sales, storage, or repair																								S	S	S																		P	P	P	
Truck Stop (118)																																															
Commercial Type, Retail, and Service Uses																																															
Bait shop	P																			P	P			P	P	P																P	P	P	P	P	

Yellow: Existing Zoning

Green: Proposed Zoning

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI				
Bakery or confectionery (retail)																		P	P	P	P			P	P	P												P	P	P	P	P				
Bakeries (wholesale)																			P					P	P	P													P	P	P	P	P			
Banks and financial institutions																	P	P	P	P	P	P	P	P	P										P	P	S	P	P	P	P	P				
Barber or beauty shops																	P	P	P	P		P	P	P	P											P	P	P	P	P	P	P				
Building materials sales or monument sales																			P	P				P	P	P														S	P	P	P			
Carpentry or sign shop																							P	P	P																	P	P			
Cleaning plant (laundry)																			P	P				P	P	P														P	P	P	P			
Cleaning shop and pressing (small shop and pickup) (27)																	P	P	P	P				P	P	P										S	S	S	P	P	P	P	P			
Department or discount store																				P	P				P	P	P													S	P	P	P	P		
Drug-store or pharmacy																		P	P	P				P	P	P														S	P	P	P	P		
Exterminator																			P	P				P	P	P															P	P	P	P	P	
Farmers market (40)	P																			P	P				P	P	P									S	S	S	P	P	P	P				
Florist or garden shop																		P	P	P				P	P	P														P	P	P	P			
Field office (43) or real estate sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Food stores, groceries																		P	P	P				P	P	P														S	P	P	P	P		
Frozen food lockers																			P	P				P	P	P																S	P	P	P	
Funeral homes and mortuaries												S	S	S	S					P	P				P	P	P														S	P	P	P	P	
Furniture sales																				P	P				P	P	P															P	P	P	P	
Greenhouse or plant nursery																				P	P				P	P	P															P	P	P	P	
Hardware store (paint, plumbing, and related sales)																		P	P	P				P	P	P														S	P	P	P	P		
Heavy machinery sales and storage																								P	P	P																	P	P		
Hotel or motel (54)																				P	P				P											S	S			S	P	P	P	P		
Household appliance sales (55)																			P	P	P				P	P	P		P													P	P	P	P	
Laboratories (medical, dental, science)																				P	P		P		P	P	P									S	P			P	P	P	P	P		
Mimeograph or letter shop																				P	P		P		P	P	P															P	P	P	P	
Mobile home display and sales																					P			P	P	P																	P	P		
Office building												S					P	P	P	P	P	P	P	P	P	P	P	P								P	P	P	P	P	P	P	P			
Offices with showrooms																								P	P	P															P	P	P	P		
Office use	P											P				P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P	P	P	P	P	P			
Office supplies																	P		P	P		P		P	P	P	P	P												P	P	P	P	P		
Paint and related sales																		P	P	P				P	P	P															P	P	P	P	P	
Pawnshops																				P	P				P	P	P															S	P	P	P	
Personal service (86)																	P	P	P	P		P		P	P	P									S	P	P	P	P	P	P	P	P			
Pet store, kennel, animal boarding (no outside runs)																		P	P	P				P	P	P														P	P	P	P	P		
Pet store, kennel, animal boarding (outside runs)	P																							P	P	P																S	P	P	P	P
Psychic/paranormal readings																		P	P	P				P	P	P																S	P	P	P	P
Radio or TV broadcast studio																				P	P		P		P	P	P										S	P	S	P	P	P	P	P	P	
Retail store (indoor)																	P	P	P	P				P	P	P														P	P	P	P	P		
Restaurant or cafeteria (carry-out only) (95)																	P	P	P	P				P	P	P											S	P	P	P	P	P	P	P		
Restaurant or cafeteria (indoor service) (96)																	P	P	P	P		S		P	P	P									S	P	P	P	P	P	P	P	P			
Restaurant or cafeteria (including drive-through window) (97a)																		S	P	P				P	P	P										S	S	S	P	P	P	P	P	P		
Restaurant or cafeteria (drive-in service) (97b)																			P	S				P	P	P															S	P	P	P	P	
Studios, photo, music, art, health, etc.																		P	P	P		P		P	P	P										S	P	P	P	P	P	P	P	P		
Tattoo Parlor																								P	P																			P	P	
Travel agent																	P	P	P	P	P	P		P	P	P										P	P	P	P	P	P	P	P	P		
Upholstery shop																				P	P				P	P	P														S	P	P	P	P	
Veterinarian (no outside runs)																				P	P				P	P	P													P	P	P	P	P		
Veterinarian (with outside runs)	P																			</																										

Yellow: Existing Zoning

Green: Proposed Zoning

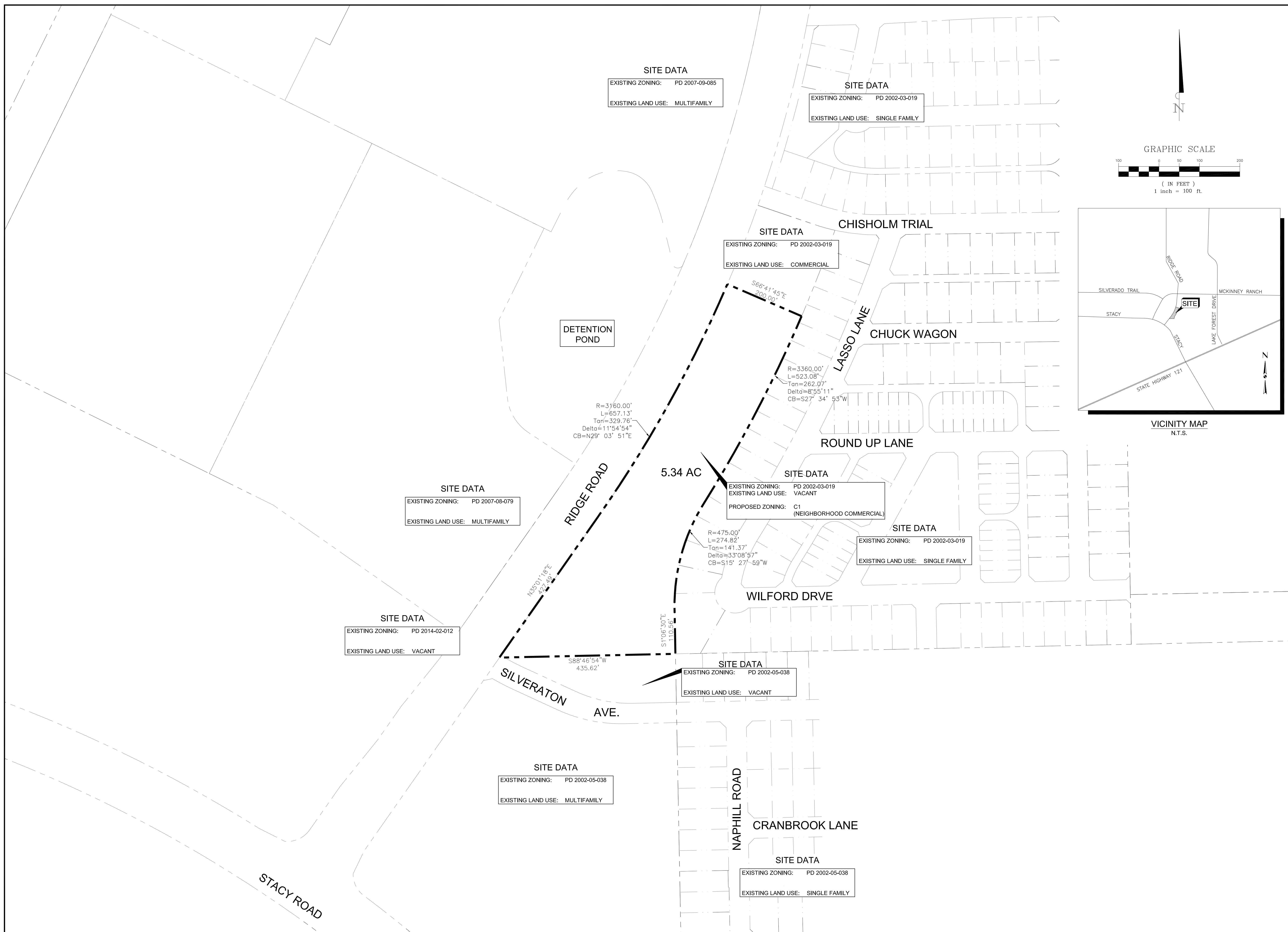


Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	PD	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI				
Wholesale establishments																							P	P	P															P	P	P				
Industrial and Manufacturing Uses																																														
Concrete or asphalt batch plant																									P																		P			
Contractor's yard																							P	P	P																	P	P			
Dirt or topsoil extraction; sand and gravel mining or storage	S																							S	S																	S	S			
Fat rendering, animal reduction																									P																			P		
Food processing																								P	P																		P	P		
Forestry, mining and oil/gas drilling uses	P																							P	P																		P	P		
Forge plant																									P																			P		
Indoor Gun Range (57)																								S	S																		S	S		
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																								P	P																		P	P		
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)																									P																			P		
Junk or salvage yard (58)																									P																				P	
Machine shop or welding																							P		P																		P	P		
Metal fabrication																							P	P	P																		P	P		
Mini-warehouse (See Sec. 146-41)																			S	S			P	P	P																S	S	P	P		
Open storage (79)																								P	P																		P	P		
Paper or pulp manufacture																									P																				P	
Printing plant																								P	P																		P	P		
Refining or storage (petroleum products, gas, butane, propane)																									P																				P	
Sanitary landfill																								P	P																		S	P		
Smelting of ores or metals																									P																				P	
Soft drink bottling plant																								P	P																		P	P		
Warehousing																							P	P	P																	S	P	P		
Agricultural and Related Uses																																														
Agricultural and ranching uses	P	P	P	P	P	P		P	P	P	P	P				P		P	P	P		P		P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Garden (29)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Creamery (dairy products)																			P	P			P	P	P																	S	P	P		
Fairgrounds or rodeo	S																							P	P	P	P	P																P	P	
Farm implement sales and service																				P	P		P	P	P																			P	P	
Farm, orchard or truck garden (40)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Hatchery (poultry), egg farm, feed lot	P																							P	P																		S	P		
Livestock auction (62)	P																							P	P																		S	P	P	
Stable, commercial (106)	P																							P	P																		S	P	P	
Stable, private	P	P	P																																											
Stockyards or slaughterhouse																									P																				P	

Yellow: Existing Zoning

Green: Proposed Zoning

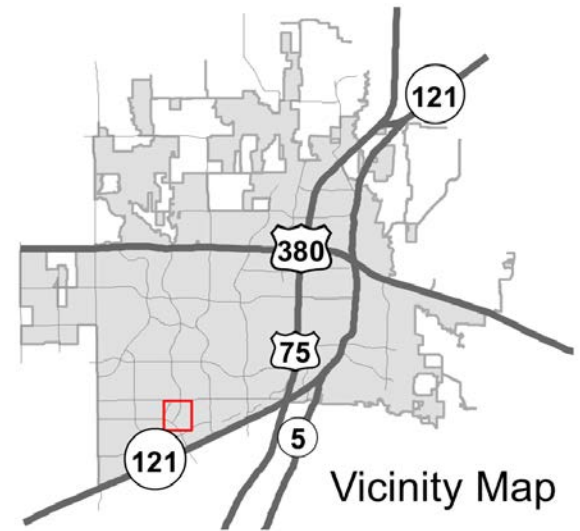
EXHIBIT



# Ridge Road Commercial

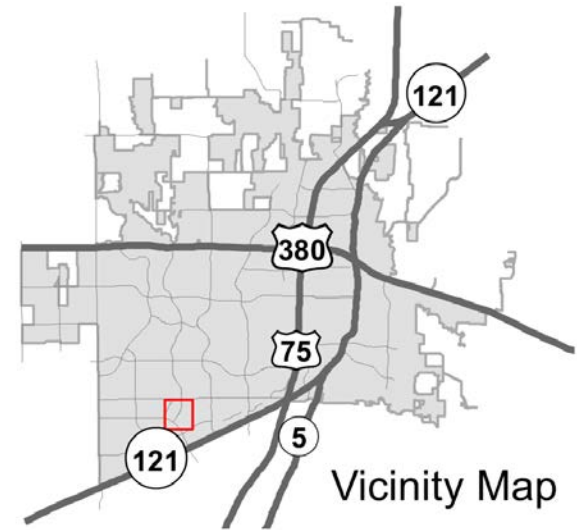
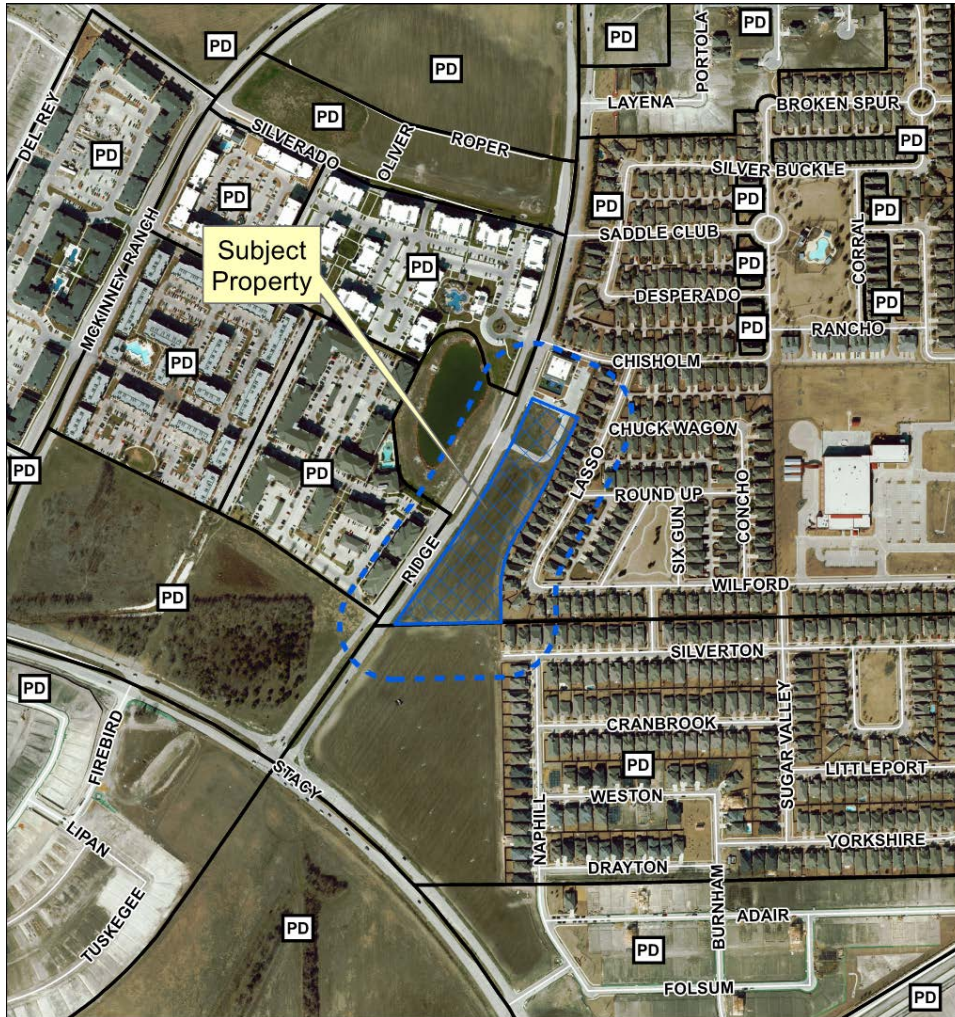
19-0023Z

## Location Map





## Aerial Exhibit



## Surrounding Area



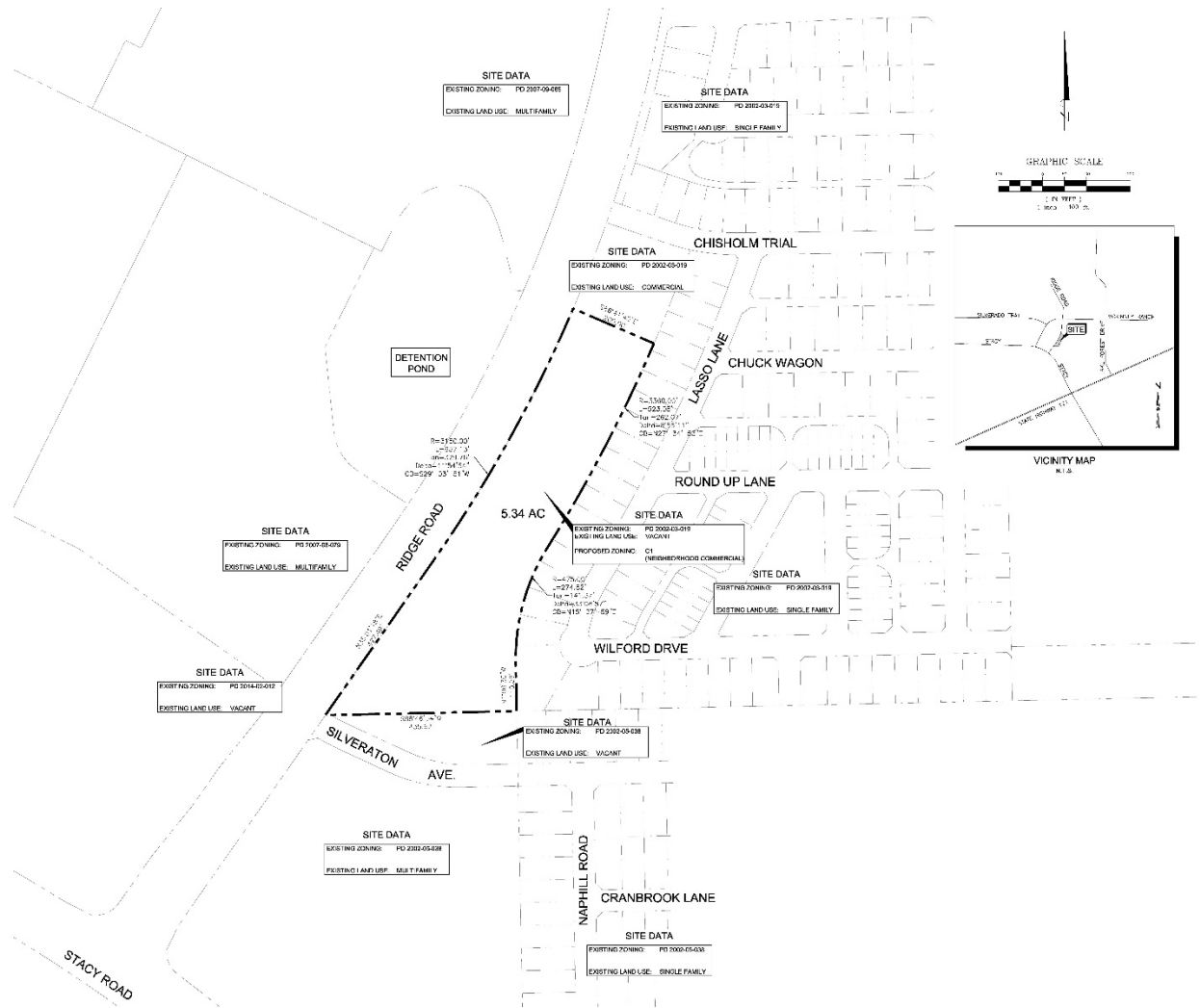
Looking South



Looking North



# Proposed Zoning Exhibit





**Code Sections:**

**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 2 Lots (Lots 1R1 and 3, Block A, of the HOMCO Addition), Located at 1400 Lavon Drive

**Text of Legislative File 19-0052PFR**

Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 2 Lots (Lots 1R1 and 3, Block A, of the HOMCO Addition), Located at 1400 Lavon Drive

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** June 11, 2019

**DEPARTMENT:** Planning

**CONTACT:** Derrick Rhys Wilson, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** April 3, 2019 (Original Application)  
May 24, 2019 (Revised Submittal)

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

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to remove "Lots 1R and 2, Block A" from the owner's certificate and title block.
3. The applicant revise the plat to include the appropriate replat information in the dedication language, "being a replat of Lot 1R, Block A, Homco Addition (Vol. 2019, Pg. 346)

**ITEM SUMMARY:** The applicant is proposing to replat one existing lot (approximately 14.36 acres) into 2 lots for development.



**PLATTING STATUS:** The subject property is currently platted as Lot 1R, Block A of the HOMCO Addition. Subsequent to the approval of the preliminary-final replat, a record plat(s), subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" - Light Manufacturing District (Industrial Uses)	Timber Blind Metro Shade, Access Global Inc.
North	"ML" - Light Manufacturing District (Industrial Uses)	The Auto Hail Repair Group, Timber Blind Metro Shade, DART Railway, and Encore Wire Corporation
South	"ML" - Light Manufacturing District (Industrial Uses)	Encore Wire Corporation and Parking Lot
East	"PD" - Planned Development District Ordinance No. 2006-09-101 (Industrial Uses)	Encore Wire Corporation
West	"RS 60" - Single Family Residence District (Single Family Residential Uses), "RG 25" - General Residence District (Residential Uses), and "ML" - Light Manufacturing District (Industrial Uses)	Perkins Place Subdivision, Millwood Homes Subdivision, and Schroeder's Import Automotive

**ACCESS/CIRCULATION:**

Adjacent Streets: Lavon Drive, 50' Right-of-Way, Local

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Not Required  
Hike and Bike Trails: Not Required  
Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer  
Utilities: All utilities necessary for this development, and as determined by the City Engineer

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

**DRAINAGE:** The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

**FEES:**

Roadway Impact Fees:	Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed preliminary final replat.

**SUPPORTING MATERIALS:**

Standard Conditions Checklist

Location Map and Aerial Exhibit

Letter of Intent

Proposed Preliminary-Final Replat

Presentation

## Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

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

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

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

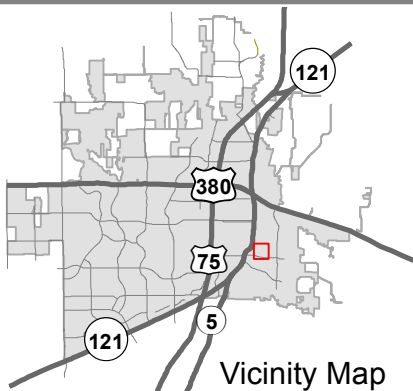
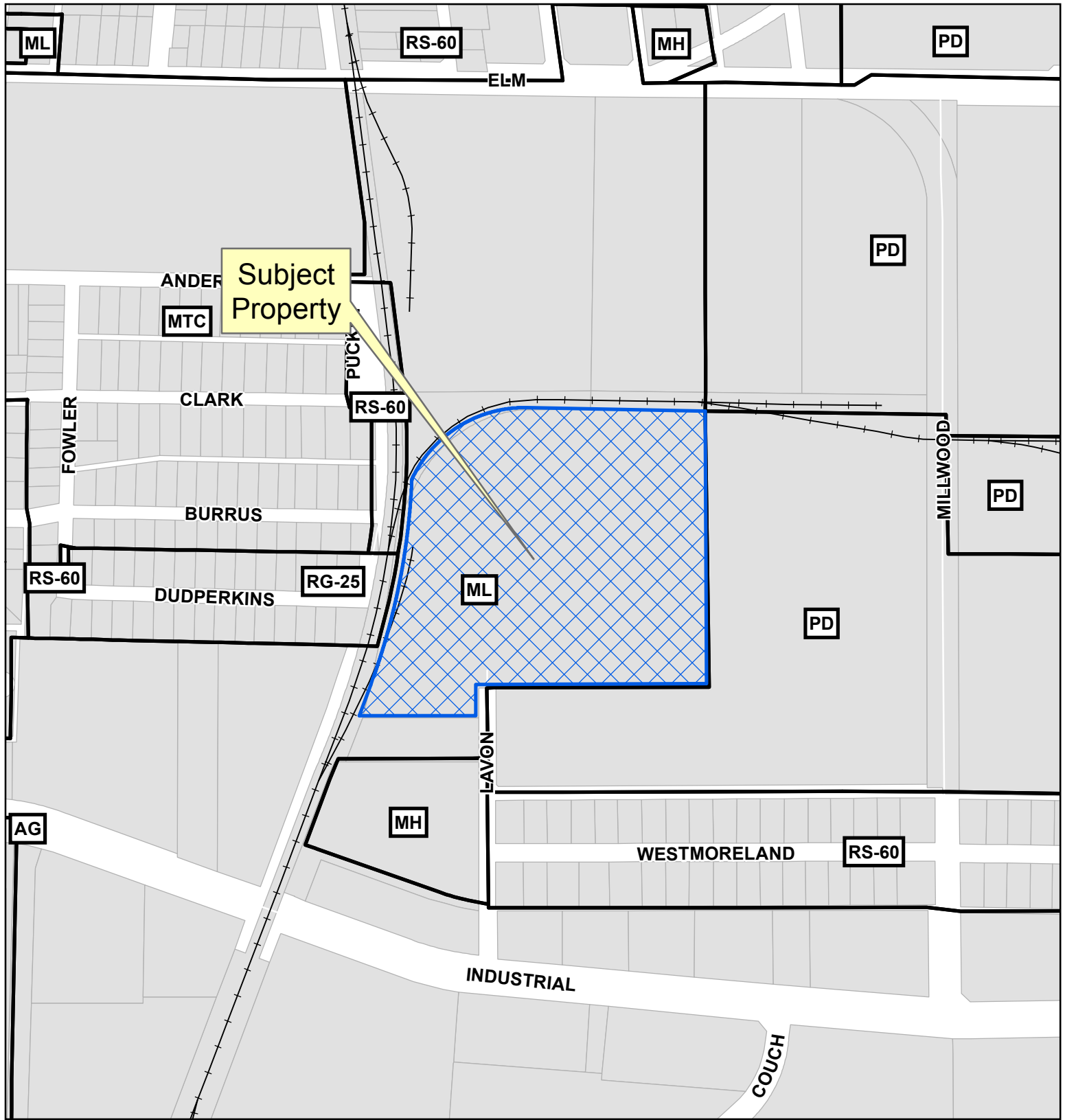
- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☐ Approval of annexation documentation, and filing thereof, incorporating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

***Prior to issuance of a building permit:***

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



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## Location Map

PLAT2019-0052

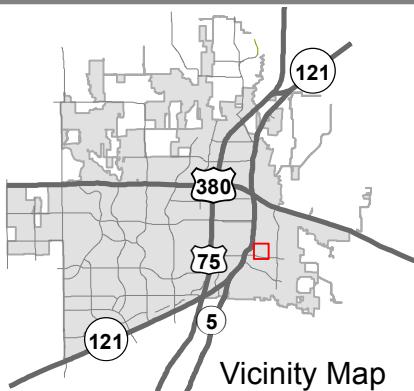


0 180 360  
Feet  
1 in = 357 ft

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.







# Location Map

PLAT2019-0052



0 180 360  
Feet  
1 in = 357 ft

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March 26, 2019  
WPS No: R0021338.00

**CITY OF MCKINNEY  
PLANNING DEPARTMENT**  
221 N. Tennessee Street  
McKinney, Texas 75069

**Re: HOMCO ADDITION  
LOTS 1R1, & 3, BLOCK A  
Preliminary-Final Replat  
City of McKinney, Texas**

To Whom It May Concern:

The subject property is currently platted as Lot 1, Block A, Homco Addition. There is a separate replat case (PLAT2017-00000259) currently under review which, when filed, will result in Lot 1R, which will then be subdivided into two lots by this proposed replat. The property is 14.4 acres and is located at the north terminus of Lavon Drive. This will be a preliminary-final replat for the purpose of subdividing Lot 1R1 into two (2) lots. Our client is under contract to purchase the northern lot for future industrial development.

If you have any questions or need any additional information, please call me at your convenience.

Sincerely,

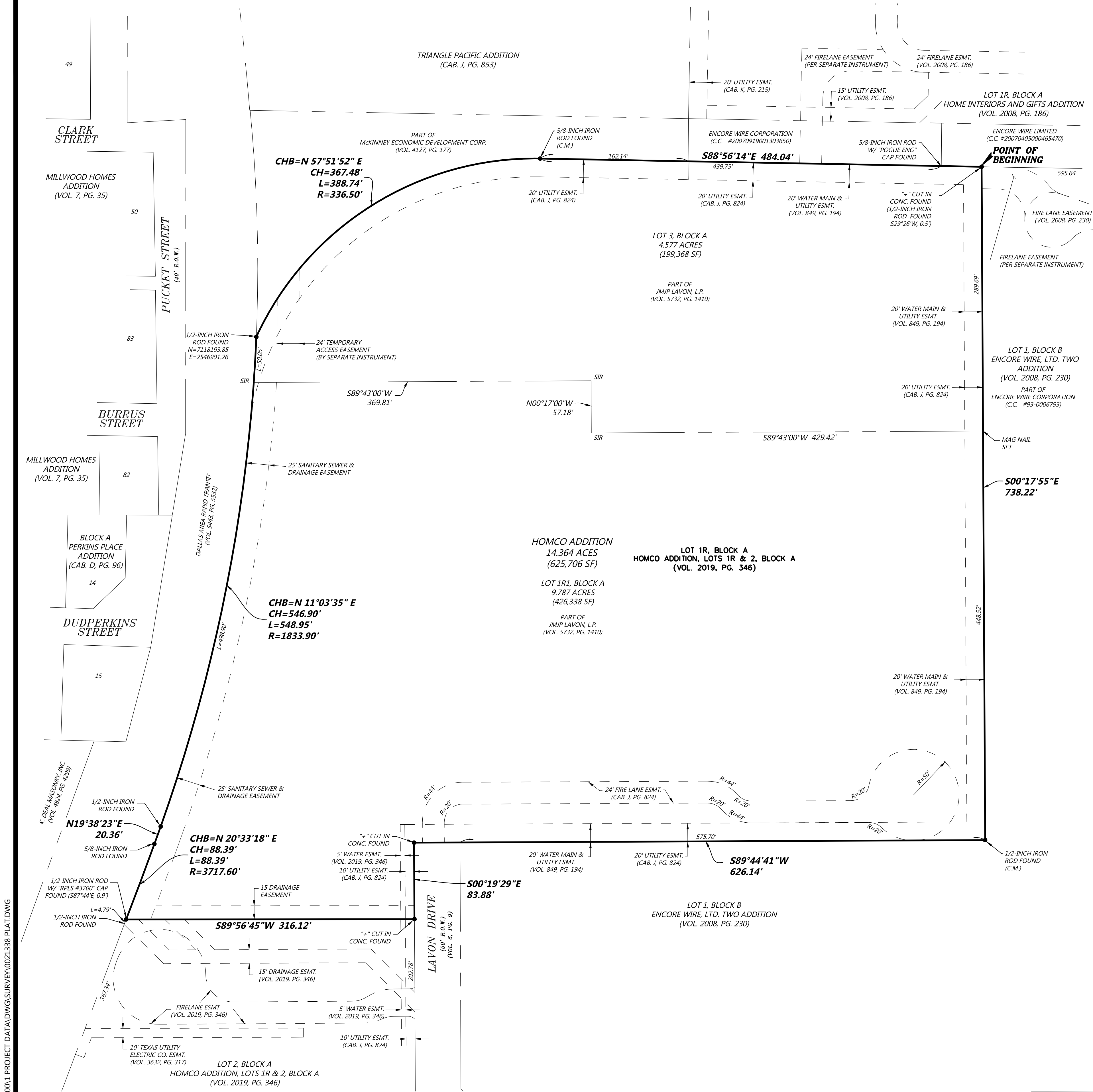


Arlyn W. Samuelson, P.E.

AWS  
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General Notes

- Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
- Subject property appears to be classified as Zone "X" when scaled from Flood Insurance Rate Map Community - Panel Number 48085C02901 dated June 2, 2009.
- (C.M.) - Controlling Monuments.
- Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
- 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.

PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE EXISTING LOT INTO TWO (2) LOTS AND ADD EASEMENTS AS NECESSARY.

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS }  
COUNTY OF COLLIN }

WHEREAS, JMJP Lavon, L.P. is the owner of a 14.364 acre tract of land situated in the W.S. Richardson Survey, Abstract No. 747, Collin County, Texas; said tract being all of Lot 1R, Block A, Homco Addition, Lots 1R and 2, Block A, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2019, Page 346 of the Plat Records of Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed With Vendor's Lien to JMJP Lavon, L.P. recorded in Volume 5732, Page 1410 of the Deed Records of Collin County, Texas; said 14.364 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found at the northeast corner of said Lot 1R, Block A and the most northerly northwest corner of Lot 1, Block B, Encore Wire, Ltd. Two Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 230 of the said Plat Records from which a 1/2-inch iron rod found bears South 29 degrees, 26 minutes West, a distance of 0.5 feet; said point also being in the south line of that certain tract of land described in Special Warranty Deed to Encore Wire Limited recorded in County Clerk's File No. 20070405000465470 of the said Deed Records;

THENCE, South 00 degrees, 17 minutes, 55 seconds East, along the common line between said Lot 1R, Block A and said Lot 1, Block B, a distance of 738.22 feet to a 1/2-inch iron rod found for corner; said point also being a re-entrant corner of said Lot 1, Block B;

THENCE, South 89 degrees, 44 minutes, 41 seconds West, continuing along the said common line between Lot 1R, Block A and Lot 1, Block B, at a distance of 575.70 feet passing the most southerly northwest corner of said Lot 1, Block B and the east corner of the north terminus of Lavon Drive (a 50-foot right-of-way), continuing along the said north terminus of Lavon Drive, in all a total distance of 626.14 feet to a "+" cut in concrete found for re-entrant corner; said point also being the west corner of said north terminus of Lavon Drive;

THENCE, South 00 degrees, 19 minutes, 29 seconds East, along the west right-of-way line of said Lavon Drive, a distance of 83.88 feet to a "+" cut in concrete set for corner; said point also being the northeast corner Lot 2, Block A of the said Homco Addition;

THENCE, South 89 degrees, 56 minutes, 45 seconds West, departing the said west line of Lavon Drive and along the common line between said Lot 1R, Block A and said Lot 2, Block A, a distance of 316.12 feet to a point for corner in the easterly line of that certain tract of land described in deed to Dallas Area Rapid Transit recorded in Volume 5443, Page 5532 of the said Deed Records, from which a 1/2-inch iron rod with "RPLS #3700" cap found bears South 87 degrees, 44 minutes East, a distance of 0.9 feet; said point also being in a non-tangent curve to the left;

THENCE, departing the said common line between Lot 1R, Block A and Lot 2, Block A and along the common line between said Lot 1R, Block A and said Dallas Area Rapid Transit tract, the following three (3) calls:

In a northerly direction, along said curve to the left, having a central angle of 01 degree, 21 minutes, 44 seconds, a radius of 3,717.60 feet, a chord bearing and distance of North 20 degrees 33 minutes 18 seconds East, 88.39 feet, an arc distance of 88.39 feet to a 5/8-inch iron rod found at the end of said curve;

North 19 degrees, 38 minutes, 23 seconds East, a distance of 20.36 to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 17 degrees, 09 minutes, 02 seconds, a radius of 1,833.90 feet, a chord bearing and distance of North 11 degrees, 03 minutes, 35 seconds East, 546.90 feet, an arc distance of 548.95 feet to a 1/2-inch iron rod found at the end of said curve; said point also being the beginning of a non-tangent curve to the right and the southwest corner of that certain tract of land described in Warranty Deed to McKinney Economic Development Corporation recorded in Volume 4127, Page 177 of the said Deed Records;

THENCE in a northeasterly direction, along the common line between said Lot 1R, Block A and said Economic Development Corporation tract and said curve to the right, having a central angle of 66 degrees, 11 minutes, 29 seconds, a radius of 336.50 feet, a chord bearing and distance of North 57 degrees 51 minutes 52 seconds East, 367.48 feet, an arc distance of 388.74 feet to a 5/8-inch iron rod found at the end of said curve;

THENCE, South 88 degrees, 56 minutes, 14 seconds East, continuing along the said common line between Lot 1R, Block A and Economic Development Corporation tract, at a distance of 162.14 feet passing the southwest corner of that certain tract of land described in Special Warranty Deed to Encore Wire Corporation recorded in County Clerk's File No. 20070919001303650 of the said Deed Records, continuing along common line between said Lot 1, Block A and said Encore Wire Corporation tract, at a distance of 439.75 feet passing a 5/8-inch iron rod with "POGUE ENG & DEV" cap found at the southeast corner of said Encore Wire Corporation tract and the southwest corner of said Encore Wire Limited tract, continuing along the common line between said Lot 1, Block A and said Encore Wire Limited tract, in all a total distance of 484.04 feet to the POINT OF BEGINNING;

CONTAINING, 625,706 square feet or 14.364 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, Roman L. Groysman, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the platting rules and regulations of the City of McKinney, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of McKinney, Collin County, Texas platting rules and regulations.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

FOR REVIEW ONLY  
NOT FOR RECORDING

Roman L. Groysman  
Registered Professional Land Surveyor  
No. 5864

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 Roman L. Groysman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

That, JMJP Lavon, L.P. is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this plat, designating the property as **Lots 1R1 and 3, Block A of the HOMCO ADDITION**, an addition to the City of McKinney, Collin County, Texas and 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 mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems 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 or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

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

EXECUTED this the \_\_\_\_ day of \_\_\_\_\_, 2019.

BY: JMJP Lavon, L.P.

Michael B. Hayes, President PJMM, LLC, a Texas limited liability company.  
General Partner to JMJP Lavon, L.P.

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date did personally appear Michael B. Hayes of JMJP Lavon, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated on behalf of the said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

PRELIMINARY FINAL REPLAT  
**HOMCO ADDITION**  
**LOTS 1R1 & 3, BLOCK A**  
BEING A REPLAT OF LOT 1R, BLOCK A  
HOMCO ADDITION, LOTS 1R & 2, BLOCK A  
(VOL. 2019, PG. 346)  
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS  
14.364 ACRE TRACT  
AND BEING OUT OF THE  
W.S. RICHARDSON SURVEY, ABSTRACT No. 747  
COLLIN COUNTY, TEXAS

<b>Westwood</b>	PREPARED	12-07-18
Phone (214) 473-4640 Toll Free (888) 937-5150	SURVEYED	11-29-18
2740 Dallas Parkway, Suite 280 Plano, TX 75093 westwoodps.com	SCALE:	1" = 60'
Westwood Professional Services, Inc. TBP Firm Reg. No. 11756 TBP Firm Reg. No. 10074301	W NUMBER	R0021338.00
Contact: Arlyn Samuelson (972) 265-4860	DRAWN BY:	RLG
	CHECKED BY:	AWS

OWNER:

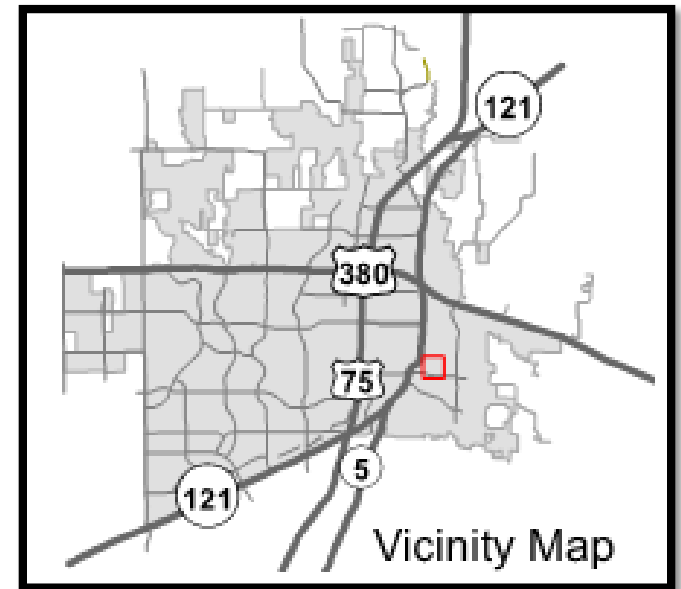
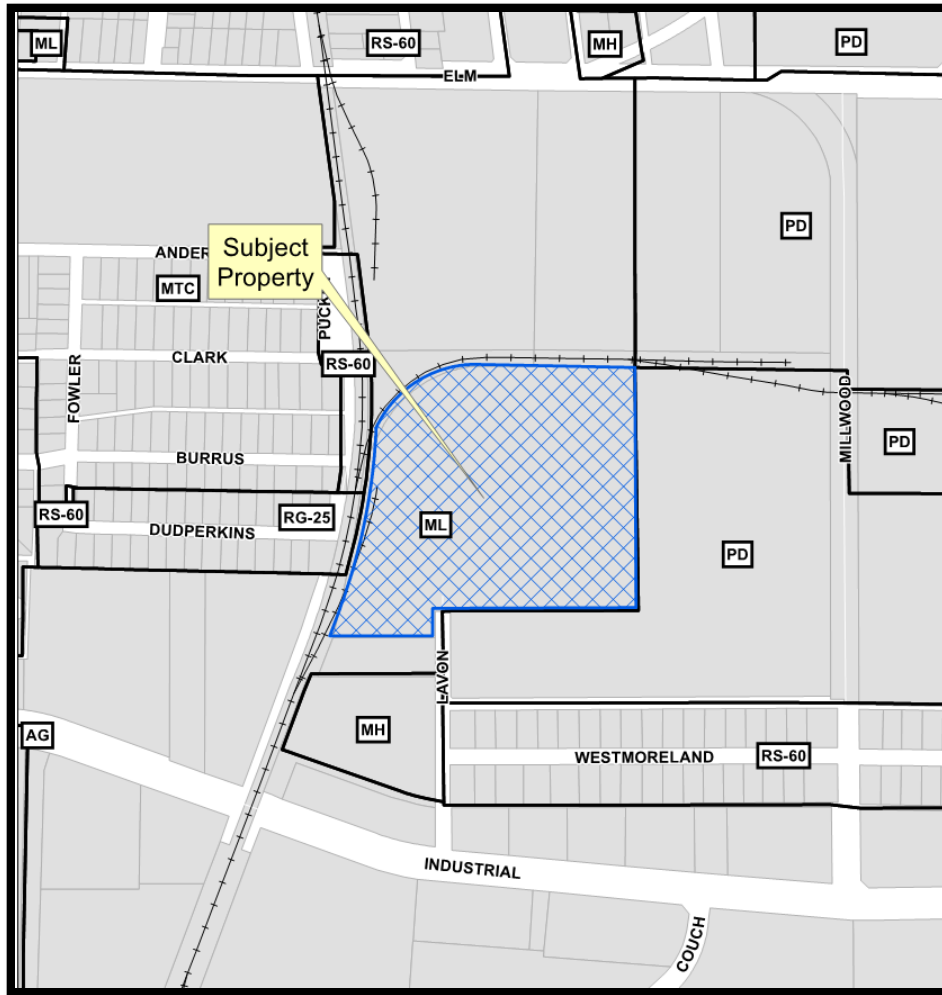
JMJP LAVON, L.P.  
MIKE HAYES  
800 ELM ST.  
MCKINNEY, TX 75069  
(469) 500-1015

HOMCO ADDITION

# Homco Addition Preliminary-Final Replat

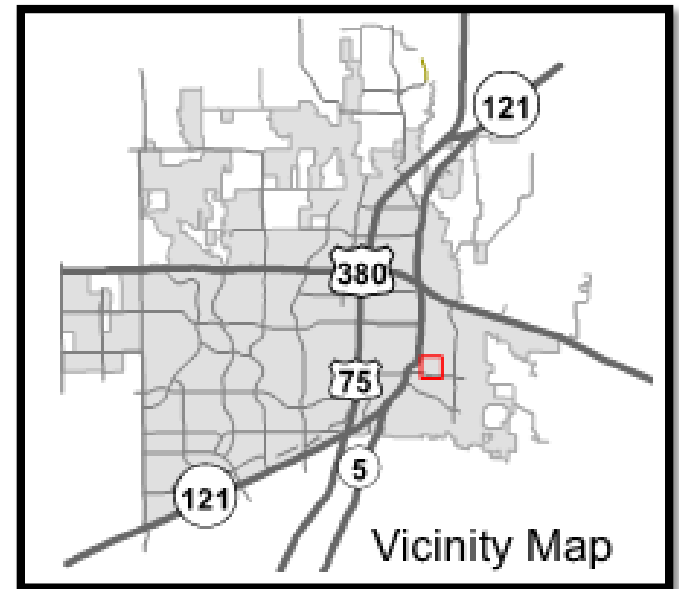
19-0052PFR

# Location Map





## Aerial Exhibit



# Proposed Preliminary-Final Replat

