



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 26, 2013

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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#### 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.*

- 13-315**     [Minutes of the Planning and Zoning Commission Regular Meeting of March 12, 2013](#)

**Attachments:**     [Minutes](#)

#### END OF CONSENT AGENDA

#### REGULAR ITEMS

- 13-048Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of LF Development Partners, L.P., for Approval of a Request to Rezone Fewer than 2 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for a Daycare Use, Located on the East Side of Lake Forest Drive and Approximately 1,100 Feet South of U.S. Highway 380 \(University Drive\)](#)

**Attachments:**     [PZ Report](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Zoning Exhibit](#)  
                              [Existing PD 2010-06-016](#)  
                              [Permitted Uses](#)  
                              [Letter of Opposition](#)  
                              [PowerPoint Presentation](#)

**13-045SUP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pross Design Group, Inc., on Behalf of Virginia Custer Holdings, L.L.C., for Approval of a Specific Use Permit for an Indoor Gun Range (McKinney Gun Club), Being Fewer than 4 Acres, Located on the East Side of Custer Road and Approximately 950 Feet North of Virginia Parkway

**Attachments:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Resolution No. 2011-01-004 \(R\)](#)  
[Decibel Level Chart Exhibit](#)  
[Exisiting Site Layout](#)  
[PowerPoint Presentation](#)

**13-028SUP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Turrentine Family Partnership, Ltd., for Approval of a Specific Use Permit to Allow for a Restaurant with Drive-Through Window (Bahama Buck's), Being Less than 1 Acre, Located Approximately 400 Feet East of Jordan Road and on the South Side of Virginia Parkway

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

**12-141SP3** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of DFA, Ltd., for Approval of a Site Plan for the Oak Hollow Office Warehouse Park, Being Fewer than 4 Acres, Located Approximately 300 Feet South of Wilmeth Road and on the West Side of State Highway 5 (McDonald Street)

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Photos of Existing Tree Line](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation.ppt](#)

**12-234Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verizon Wireless, on Behalf of Roanoke Manor, L.L.C., for Approval of a Request to Rezone Fewer than 4 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District, to Allow for a Support Tower for Cellular Communication Antennas, Located Approximately 900 Feet East of Lake Forest Drive and on the South Side of Future Collin McKinney Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Zoning Exhibit - Property](#)  
[Proposed Zoning Exhibit - Site Plan](#)  
[Propagation Map - Before](#)  
[Propagation Map - After](#)  
[PowerPoint Presentation](#)

**13-029M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Repeal Ordinance Number 2012-11-056 which Modified Chapters 138, 142, and 146 of the Code of Ordinances](#)

**Attachments:** [Staff Report from 11/5/12 Joint Meeting](#)  
[Ord. No. 2012-11-056](#)  
[Repealing Ordinance for Adoption](#)

**13-053M** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Sections 142-73 \(General Development Plan\) and 142-99 \(Lots\) of the Subdivision Regulations and Sections 146-40 \(Nonconforming Uses and Nonconforming Structures\), 146-44 \(Access Management Plan Approval\), and 146-45 \(Site Plan Approval\) of the Zoning Regulations](#)

**Attachments:** [PZ Staff Report](#)  
[Proposed 142-73 Changes](#)  
[Proposed 142-99 Changes](#)  
[Proposed 146-40 Changes](#)  
[Proposed 146-44 Changes](#)  
[Proposed 146-45 Changes](#)  
[Proposed Ordinance for Adoption](#)

**12-222M4** [Consider/Discuss/Act on Rescheduling the Date of a Joint Meeting of the Planning and Zoning Commission and the City Council in order to Conduct a Public Hearing and Consider/Act on the Proposed Adoption and Integration of the McKinney Town Center \(MTC\) Form-Based Zoning District Regulations](#)

**13-001M4** [Consider/Discuss/Act on Rescheduling the Date of a Joint Meeting of the Planning and Zoning Commission and the City Council in order to Conduct a Public Hearing and Consider/Act on the Proposed Rezoning of Fewer Than 262 Acres to the McKinney Town Center \(MTC\) Form-Based Zoning District](#)

#### **COMMISSION AND STAFF COMMENTS**

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

#### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 22nd day of March, 2013 at or before 5:30 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.