



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, August 23, 2011

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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#### CALL TO ORDER

#### CONSENT ITEMS

**11-007PZ** [Minutes of the Planning and Zoning Commission Regular Meeting of August 9, 2011](#)

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

**08-324PF** [Consider/Discuss/Act on the Request by Sanchez and Associates, L.L.C., on Behalf of Behringer Harvard McKinney Land, L.P., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A of the Discovery at Rowlett Creek Addition, Approximately 45.16 Acres, Located on the Northeast Corner of Custer Road and Future Silverado Trail.](#)

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

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

#### END OF CONSENT AGENDA

#### REGULAR ITEMS

**11-115ME** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carlos Fernandez Architects, on Behalf of Courtesy Dealership Property, for Approval of a Meritorious Exception for McKinney Buick GMC, Approximately 18.26 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Test Drive, and West of U.S. Highway 75 \(Central Expressway\). \(REQUEST TO BE TABLED\)](#)

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

**11-116Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, for Approval of a Request to Rezone Approximately 7.48 Acres from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow Additional Use of a Truck Stop and Modify the Development Standards, Located on the Northeast Corner of Wilmeth Road and U.S. Highway 75 \(Central Expressway\). \(REQUEST TO BE TABLED\)](#)

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

**11-119Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, on Behalf of LevCal Custer, L.L.C., for Approval of a Request to Rezone Approximately 1.17 Acres, from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "BG" - General Business District and "CC" - Corridor Commercial Overlay District, Located on the East Side of Custer Road and Approximately 260 Feet South of U.S. Highway 380 \(University Drive\).](#)

**Attachments:** [PZ Staff Report](#)  
[PowerPoint Presentation](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Module Tracking Sheet - Module 6](#)  
[Existing PD 2003-02-015](#)  
[Legal Description](#)

**11-120MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Geer Surveying & Engineering, on Behalf of Lyle Wise, for Approval of Minor Replat for Lot 40, Block 5, of the Original Donation Addition, Approximately 0.03 Acres, Located on the West Side of Tennessee Street and Approximately 85 Feet South of Louisiana Street.](#)

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Minor Replat](#)  
[PowerPoint Presentation](#)

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

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

#### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 19th day of August, 2011 at or before 5:00 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.