



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, April 22, 2014

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 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.*

**14-418**     [Minutes of the Planning and Zoning Commission Regular Meeting of April 8, 2014](#)

**Attachments:**   [Minutes](#)

**14-075PF**   [Consider/Discuss/Act on the Request by Texas Development Services, on Behalf of Victory 380 Investments, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Victory-Belterra Addition, Being Fewer than 2 Acres, Located on the Northeast Corner of Lake Forest Drive and U.S. Highway 380 \(University Drive\)](#)

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

**14-084PF**   [Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of CH-B Trinity Falls, L.P., for Approval of a Preliminary-Final Plat for 463 Single Family Residential Lots and 19 Common Areas \(Trinity Falls Planning Unit 2\), Being Fewer than 164 Acres, Located on the Southeast](#)

Corner of Future Trinity Falls Parkway (C.R. 206) and Wilmeth Road

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

**14-061PF** [Consider/Discuss/Act on the Request by Lenart Development Company, L.L.C., on Behalf of Wynne Jackson, Inc., and Jackie Hendricks, for Approval of a Preliminary-Final Plat for 100 Single Family Residential Lots and 4 Common Areas \(Sleepy Hollow Estates\), Being Fewer than 31 Acres, Located Approximately 890 Feet East of Sleepy Hollow Road and on the South Side of Wilmeth Road](#)

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

**14-064PF** [Consider/Discuss/Act on the Request by Cates Clark & Associates, on Behalf of 810/810 Ventures at Stonebridge Ranch, Ltd., for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Eldorado Corners Addition, Being Fewer than 27 Acres, Located on the Northeast Corner of Custer Road and Eldorado Parkway](#)

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

**14-049PF** [Consider/Discuss/Act on the Request by Dowdey, Anderson and Associates, on Behalf of Verbi Hayes, for Approval of a Preliminary-Final Plat for 94 Single Family Residential Lots \(Park Ridge\), Being Fewer than 21 Acres, Located at the Northwest Corner of Virginia Parkway and Hardin Boulevard](#)

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

**14-070PF** [Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of The Samaritan Inn, for Approval of a Preliminary-Final Plat for Lot 1, Block A, of the Samaritan Inn Addition, Being Fewer than 16 Acres, Located on the East Side of State Highway 5 \(McDonald Street\) and Approximately 400 Feet South of Interchange Drive](#)

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

**14-080PF** [Consider/Discuss/Act on the Request by Claymoore Engineering, on Behalf of University Joint Venture, for Approval of a Preliminary-Final Plat for Lot 2R, Block A, of the Skyline University Addition, Being Fewer than 4 Acres, Located on the North Side of U.S. Highway 380 \(University Drive\) and Approximately 125 Feet West of Wisteria Way](#)

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

**14-088CVP** [Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Custer Investment, L.L.C., for Approval of a Conveyance Plat for Lots 1R1, 1R2, and 1R3, Block A, of the Eldorado-Custer Addition, Being Fewer than 14 Acres, Located on the Northeast Corner of Stonebridge Drive and Custer Road](#)

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

**14-079CVP** [Consider/Discuss/Act on the Request by Vandiver Associates, on Behalf of Wilmeth 337 Venture, L.P., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Hardin Boulevard Church Addition, Being Fewer than 9 Acres, Located on the Southeast Corner of Hardin Boulevard and Wilmeth Road](#)

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

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**14-076Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Paul Lehner & Virginia R. Lehner, for Approval of a Request to Rezone Fewer than 102 Acres from "AG" - Agricultural District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Located on the Southeast Corner of Stacy Road and Alma Road \(REQUEST TO BE TABLED\)](#)

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

**14-009Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by NEXmetro Community Development, L.L.C., on Behalf of Hunter 38042, L.P., for Approval of a Request to Rezone Fewer than 11 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Grassmere Lane](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 2004-06-068](#)  
[Parking Study - Informational](#)  
[Zoning Exhibit - Site Layout](#)  
[Zoning Exhibit - Courtyard Layout](#)  
[Zoning Exhibit - Arch. Concepts](#)  
[Zoning Exhibit - Development Regs](#)  
[PowerPoint Presentation](#)

**14-078Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of Eldorado BKC, L.P., for Approval of a Request to Rezone Fewer than 12 Acres from "PD" - Planned Development District to "TH" - Townhome Residential District, Located Approximately 400 Feet West of Craig Drive and on the South Side of Bush Drive](#)

**Attachments:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**14-060SUP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by The Dimension Group, on Behalf of Malouf Interests, Inc., for Approval of a Specific Use Permit for a Motor Vehicle Fuel Sales Facility to Fuel a Maximum of 12 Vehicles at One Time, Being Less than 1 Acre, Located on the Southwest Corner of Virginia Parkway and Custer Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Layout Exhibit](#)  
[Powerpoint Presentation](#)

**14-090MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

[Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a Minor Replat for Lots 6R, 7R and 8, Block A, of the Adriatica Addition, Being Fewer 14 Acres, Located on the Northeast Corner of Stonebridge Drive and Mediterranean Drive](#)

**Attachments:** [Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Minor Replat](#)  
[PowerPoint Presentation](#)

**14-093M** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Appendix B \(Urban Design Standards for the Regional Employment Center\) of Chapter 146, Including Section B-1 \(Map of Regional Employment Center Overlay Zones\) and Section B-2 \(Regional Employment Center - Overlay Urban Design Standards\), of the Zoning Regulations](#)

**Attachments:** [PZ Staff Report](#)  
[Proposed Appendix B Amendments](#)  
[Requested Modifications Chart](#)  
[Map of Properties within the REC](#)  
[Letters of Support](#)

#### **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 18th day of April, 2014 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.