



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, June 25, 2013

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.*

**13-636**     [Minutes of the Planning and Zoning Commission Regular Meeting of June 11, 2013](#)

**Attachments:**   [Minutes](#)

**13-117PF**   [Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney, Inc., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Millennium Addition, Being Fewer than 29 Acres, Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road](#)

**Attachments:**   [PZ Staff Report](#)

[Maps](#)

[Letter of Intent](#)

[Standard Conditions Checklist](#)

[Proposed Preliminary-Final Plat](#)

**13-119PF**   [Consider/Discuss/Act on the Request by Hudson Crossing Condos, on Behalf of KAT Realty Ventures, L.L.C. and Eurick Real Estate, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Hudson Crossing Condos Addition, Being Fewer than 4 Acres, Located on the West Side of Hudson](#)

[Crossing and Approximately 450 Feet South of Eldorado Parkway](#)

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

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**13-061Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Creative Architects, on Behalf of Paul Sturkie, for Approval of a Request to Rezone Less than 1 Acre from "PD" - Planned Development District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Allow for a Townhome Development, Located on the Northeast Corner of Willie Street and Parker Street](#)

**Attachments:** [PZ Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Exisiting PD 98-02-12](#)  
[PZ Meeting Minutes 051413](#)  
[Letter of Opposition](#)  
[Fiscal Analysis](#)  
[Proposed Zoning Exhibit - Elevations](#)  
[Site Layout \(Informational Only\)](#)  
[PowerPoint Presentation](#)

**13-096Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 17, L.P. and VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 7 Acres from "AG" - Agricultural District, "PD" - Planned Development District, and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional](#)

Employment Center Overlay District, to Modify the Allowed Land Uses and Development Standards, Located on the Northwest Corner of Chief Spotted Tail Drive and Alma Road

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing Ordinance No. 2001-02-017](#)  
[Zoning Exhibit - Boundary](#)  
[Zoning Exhibit - Concept Plan](#)  
[Zoning Exhibit - Elevations](#)  
[PowerPoint Presentation](#)

**13-103Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 50, L.P., for Approval of a Request to Rezone Fewer than 25 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the East Side of Custer Road and Approximately 300 Feet North of Collin McKinney Parkway

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing Ordinance No. 2001-02-017](#)  
[Existing Ordinance No. 2006-02-018](#)  
[Zoning Exhibit - Boundary](#)  
[PowerPoint Presentation](#)

**13-101Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven Stacy, L.P., for Approval of a Request to Rezone Fewer than 85 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southeast

Corner of Custer Road and Future Silverado Trail

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Existing Ordinance No. 1756](#)  
[Zoning Exhibit - Boundary](#)  
[Zoning Exhibit - Land Use Plan](#)  
[PowerPoint Presentation](#)

**13-111ME** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Columbus Realty Partners, Ltd., on Behalf of McKinney Seven 31, L.P., for Approval of a Meritorious Exception for Parkside at Craig Ranch Phase 1, Being Fewer than 42 Acres, Located on the Northwest Corner of Henneman Way and Alma Road](#)

**Attachments:** [PZ Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Elevations](#)  
[PowerPoint Presentation](#)

**13-120M** [Conduct a Public Hearing to Consider/Discuss/Act on a Development Agreement \(ETJ\) with Central and Fannin Wilson 155, L.L.L.P., Being Fewer than 154 Acres, Located on the Northeast Corner of F.M. 543 and U.S. Highway 75 \(Central Expressway\)](#)

**Attachments:** [PZ Staff Report](#)  
[Proposed Development Agreement](#)

**13-099Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shupe Ventura Lindelow Olsen, on Behalf of Central & Fannin Wilson 155, L.L.L.P., for Approval of a Request to Zone Fewer than 154 Acres to "PD" - Planned Development District, Generally to Allow for Commercial Uses and to Modify the Development Standards, Generally Located on the Northeast Corner of F.M. 543 and U.S. Highway 75 \(Central Expressway\)](#)

**Attachments:** [PZ Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Zoning Exhibit - Metes and Bounds](#)  
[Zoning Exhibit - Survey](#)  
[Zoning Exhibit - Dev. Regulations](#)  
[Fiscal Analysis](#)  
[Module Tracking Spreadsheet](#)  
[PowerPoint Presentation](#)

**13-102Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Barnett Signs, Inc., on Behalf of WinCo Foods, for Approval of a Request to Rezone Fewer than 12 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Freestanding Signage Requirements, Located on the Southwest Corner of Waddill Street and U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [P&Z Staff Report](#)  
[Letter of Intent](#)  
[Zoning Exhibit A - Location Map](#)  
[Zoning Exhibit B - Sign Locations](#)  
[Zoning Exhibit C - Elevations](#)  
[Zoning Exhibit D - Sign Matrix](#)  
[PowerPoint Presentation](#)

**13-110SUP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Eldorado Bar Concepts, Inc., on Behalf of Orchid Shopping Center Dallas, TX L.P., for Approval of a Specific Use Permit for a Private Club \(Jack's Pub\), Being Fewer than 4 Acres, Located on the East Side of Orchid Drive and Approximately 200 Feet North of Eldorado Parkway](#)

**Attachments:** [P&Z Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[SUP Exhibit - Proposed Floorplan](#)  
[PowerPoint Presentation](#)

**13-084SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Heritage Christian Church, for Approval of a Site Plan for a Church \(Heritage Christian Church\), Being Less than 1 Acre, Located on the Northwest Corner of Greenville Road and Airport Boulevard](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**13-063PR3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shaddock Developers, Ltd., on Behalf of MVC Investments, Ltd., for Approval of a Preliminary-Final Replat for 48 Single Family Residential Lots and 6 Common Areas \(Enclave at Hidden Creek\), Being Fewer than 4 Acres, Located Approximately 1,600 Feet North of Eldorado Parkway and on the East Side of Orchid Drive](#)

**Attachments:** [PZ Minutes 51413](#)  
[PZ Minutes 52813](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Replat](#)  
[PowerPoint Presentation](#)

**13-121M** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Comprehensive Plan, Including Amendments to the Transportation Element Section \(Section 8\) to Include References to the On-Street Bicycle Transportation Master Plan, Minor Amendments to the Master Thoroughfare Plan, and Corresponding Amendments to the Future Land Use Plan and Future Land Use Module Diagram](#)

**Attachments:** [P&Z Staff Report](#)  
[Legal Notice](#)  
[Existing Master Thoroughfare Plan](#)  
[Proposed Master Thoroughfare Plan](#)  
[Existing FLUP](#)  
[Proposed FLUP](#)  
[Existing FLUP-MD](#)  
[Proposed FLUP-MD](#)  
[Proposed Transportation Element](#)  
[Redlined Transportation Element](#)  
[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 21st day of June, 2013 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.