



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, January 14, 2014

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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.

14-035 [Minutes of the Planning and Zoning Commission Regular Meeting of December 10, 2013](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

13-154Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of McKinney Housing Authority, for Approval of a Request to Rezone Fewer than 6 Acres from "BG" - General Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of McDonald Street \(State Highway 5\) and on the North Side of McMakin Street \(REQUEST TO BE TABLED\)](#)

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

13-164Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates. L.L.C., on Behalf of Prime Income Management, for Approval of a Request to Rezone](#)

Fewer than 70 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, Tract 1 is Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road, Tract 2 is Located on the Northwest Corner of McKinney Ranch Parkway and Stacy Road, Tract 3 is Located on the Southeast Corner of McKinney Ranch Parkway and Stacy Road and Tract 4 is Located on the Southeast Corner of McKinney Ranch Parkway and Ridge Road (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

13-262Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Texas North Residential, L.L.C., on Behalf of RHC/Teek, Ltd., and Builders Carpet, for Approval of a Request to Rezone Fewer than 12 Acres from "PD" - Planned Development District to "RG 27" - General Residence Townhome District, Located Approximately 1,180 Feet South of Eldorado Parkway and on the West Side of Alma Road

Attachments: PZ Report
Location Map and Aerial Exhibit
Letter of Intent
Fiscal Analysis
Proposed Zoning Exhibit
Powerpoint Presentation

13-115SP2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development, Inc., on Behalf of LF Development Partners, L.P., for Approval of a Site Plan for Pinnacle Eye Associates Clinic, Being Fewer than 2 Acres, Located on the East Side of Lake Forest Drive and Approximately 1,300 Feet South of U.S. Highway 380 (University Drive)

Attachments: [PZ Report](#)
[Standard Conditions for Site Plan Approval Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Photos of Existing Tree Line](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan Option #1](#)
[Proposed Landscape Plan Option #2](#)
[PowerPoint Presentation](#)

13-249ME [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Icon Consulting Engineers, on Behalf of Aslam Real Estate, L.L.C., for Approval of a Meritorious Exception for a Jack in the Box Restaurant, Being Less than 1 Acre, Located on the West Side of Tennessee Street and Approximately 400 Feet North of Eldorado Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Perspective Renderings](#)
[Proposed Elevations](#)
[PowerPoint Presentation](#)

13-159SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Rockbrook Development, L.L.C., on Behalf of AB Moving, for Approval of a Site Plan for a Multi-Family Development, Being Less than 1 Acres, Located on the Northeast Corner of North Chestnut Street and East Logan Street](#)

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

13-230Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by City of McKinney, McKinney Economic Development Corporation and McKinney Commercial Development Corporation, for Approval of a Request to Rezone Fewer than 68 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 and Allowed Land Uses, Located on the Southwest Corner of Marketplace Drive and Medical Center Drive](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[PD 2007-12-135](#)
[PD 2012-04-013](#)
[Proposed Ordinance with Exhibits](#)
[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 10th day of January, 2014 at or before 5:00 p.m.

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 with questions or for accommodations.