



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, December 10, 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.*

**13-1252**     [Minutes of the Planning and Zoning Commission Regular Meeting of November 12, 2013](#)

**Attachments:**     [Minutes](#)

**13-1253**     [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of December 2, 2013](#)

**Attachments:**     [Minutes](#)

**13-234PF**     [Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of McKinney Seven Stacy, L.P., for Approval of a Preliminary-Final Plat for 142 Single Family Residential Lots, 2 Common Areas, and 1 Commercial Lot \(Creekside at Silverado\), Being Fewer than 40 Acres, Located on the Southeast Corner of Future Silverado Trail and Custer Road](#)

**Attachments:**     [P&Z 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**

**13-115SP** [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 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

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

**13-223Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Growth III, for Approval of a Request to Rezone Fewer than 16 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at the Southeast Corner of Lake Forest Drive and Highlands Drive](#)

**Attachments:** [PZ Minutes 11.12.13](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Letter of Support](#)  
[Fiscal Analysis](#)  
[Proposed Zoning Exhibit - Land Plan](#)  
[Proposed Zoning Exhibit - Dev Regs](#)  
[Proposed Zoning Exhibit - Elevations](#)  
[PowerPoint Presentation](#)

**13-241Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Bob Tomes Ford, on Behalf of McKinney Lone Star Enterprises, L.P., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of](#)

Park View Avenue and North Brook Drive

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Previous PZ Report #99-018Z](#)  
[PZ Minutes 03-09-1999](#)  
[CC Minutes 04-06-1999](#)  
[Existing PD Ord. 99-04-38](#)  
[Prop. Zoning Exh. - Metes & Bounds](#)  
[Prop. Zoning Exh. - Site Layout](#)  
[PowerPoint Presentation](#)

**13-255Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hendrick Automotive Group, on Behalf of Carleton Group II, Inc., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Rockhill Road and Wilson Creek Boulevard](#)

**Attachments:** [P&Z Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Existing PD Ord. No. 1354](#)  
[Proposed Zoning Exhibit - Boundary](#)  
[Prop. Zoning Exh. - Metes & Bounds](#)  
[Powerpoint Presentation](#)

**13-245Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of VCIM Partners, L.P., Tournament Players Club at Craig Ranch, L.P., and McKinney Seven 185, L.P., for Approval of a Request to Rezone Fewer than 143 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 Approximately 200 Feet South of Collin McKinney Parkway and](#)

Approximately 230 Feet East of Custer Road

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Zoning Exhibit - Land Plan](#)  
[Proposed Zoning Exhibit - Dev. Regs.](#)  
[Proposed Trail Exhibit - Info Only](#)  
[Prop. Zoning Ex. - Metes & Bounds](#)  
[PowerPoint Presentation](#)

**13-124SP** [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 Site Plan for a Medical Office Building, Being Fewer than 3 Acres, Located Approximately 950 Feet South of U.S. Highway 380 \(University Drive\) and on the East Side of Lake Forest Drive](#)

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

**13-237PFR** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of McKinney Economic Development Corporation, for Approval of a Preliminary-Final Replat for Lots 1R, 2 and 3, Block B, of the University Business Park Addition, Being Fewer than 32 Acres, Located on the Southeast Corner of Bray Central Drive and Commerce Drive](#)

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

**13-239MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Roome Land Surveying, on Behalf of RJ & G Investments, Inc., for Approval of a Minor Replat for Lots 4R4A & 4R4B, Block E, of the Eldorado Park Addition, Being Fewer than 2 Acres, Located on the North Side of Bush Drive and Approximately 100 Feet East of El Lago Drive](#)

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

**13-251MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by CEI Engineering Associates, Inc., on Behalf of Greenway-Custer Partners, L.P., for Approval of a Minor Replat for Lots 2R-1, 2R-2, and 2R-3 Block A, of the CVS Stacy Custer Addition, Being Fewer than 11 Acres, Located on the Southeast Corner of Custer Road and Stacy Road](#)

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

**13-230Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by City of McKinney, McKinney Economic Development Corporation and McKinney Community Development Corporation, for Approval of a Request to Rezone Fewer than 83 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 Southeast Corner of Marketplace Drive and U.S. Highway 75 \(Central Expressway\) \(REQUEST TO BE TABLED\)](#)

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

**13-263M** [Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

**Attachments:** [Staff Report](#)  
[P&Z Powerpoint End of Year 2013](#)  
[Project List End of Year 2013](#)  
[Roadway Projects Map 2013](#)  
[Utility Projects Map 2013](#)

**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 5th day of December, 2013 at or before 8:00 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.