



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, February 12, 2013

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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#### 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.*

**13-146** [Minutes of the Planning and Zoning Commission Regular Meeting of January 22, 2013](#)

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

**13-008PF** [Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Cosmetic & Family Dentistry, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Virginia Village Addition, Being Fewer than 2 Acres, Located on the Southwest Corner of Virginia Parkway and Village Drive](#)

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

**13-013CVP** [Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, for Approval of a Conveyance Plat for The Heights at Westridge Planning Area 12, Parcel 1209, Lots 1-3, Block A, Being Fewer than 12 Acres, Located on the Southwest Corner of Westridge Boulevard and Independence Parkway](#)

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

**END OF CONSENT AGENDA**

**REGULAR ITEMS**

**13-014Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of Heritage Christian Church, for Approval of a Request to Rezone Less than 1 Acre, from "AG" - Agricultural District to "BN" - Neighborhood Business District, Located on the Northwest Corner of Greenville Road and Airport Boulevard \(REQUEST TO BE TABLED\)](#)

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

**12-191Z3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J Rose Architecture, on Behalf of Bungalow Builders, for Approval of a Request to Rezone Less than 1 Acre from "RS 60" - Single Family Residence District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Allow for a Two Family Dwelling \(Duplex\), Located on the Northwest Corner of Barnes Street and Griffin Street](#)

**Attachments:** [Staff Report](#)  
[PZ Minutes 12.11.12](#)  
[CC Minutes 6.21.11](#)  
[PZ Minutes 5.24.11](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Layout](#)  
[Proposed Architectural Elevations](#)  
[PowerPoint Presentation](#)

**12-187Z** [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

Request by Sanchez and Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Fewer than 35 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and U.S. Highway 75 (Central Expressway)

**Attachments:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Metes and Bounds Description](#)  
[Proposed Development Standards](#)  
[Proposed Architectural Rendering](#)  
[PowerPoint Presentation](#)

**13-015Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of R.D. Offutt Company, for Approval of a Request to Rezone Fewer than 11 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 Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and U.S. Highway 75 (Central Expressway)

**Attachments:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Opposition Email](#)  
[Proposed Site Layout](#)  
[Proposed Architectural Rendering](#)  
[PowerPoint Presentation](#)

**13-006PFR** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf Hunter Alma Eldorado, L.P., for Approval of a

[Preliminary-Final Replat for Lots 2R, 3, 4, and 5, Block B, of the Parcel 1017-1018 Addition, Being Fewer than 5 Acres, Located on the Southwest Corner of Eldorado Parkway and Alma Road](#)

**Attachments:** [Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final 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 8th day of February, 2013 at or before 6:30 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.