



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, September 24, 2013

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.

13-1004 [Minutes of the Planning and Zoning Commission Regular Meeting of September 10, 2013](#)

Attachments: [Minutes](#)

13-146PF [Consider/Discuss/Act on the Request by GAI Group, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of The Learning Experience Addition, Being Fewer than 7 Acres, Located on the Southeast Corner of Ridge Road and Chisholm Trail](#)

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

13-177PF [Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of D.R. Horton - Texas, Ltd., for Approval of a Preliminary-Final Plat for 19 Single Family Residential Lots \(The Reserve at Westridge Tower Tract\), Being Fewer than 5 Acres, Located Approximately 2,300 Feet West of Independence Parkway and Approximately 2,300 Feet South of Virginia](#)

Parkway

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

13-181PF [Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Beazer Homes Texas, L.P., for Approval of a Preliminary-Final Plat for 110 Single Family Residential Lots and 6 Common Areas \(Live Oak Creek Addition\), Being Fewer than 36 Acres, Located Approximately 280 Feet South of U.S. Highway 380 \(University Drive\) and on the East Side of Community Avenue](#)

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

13-090PF [Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of 3103 McDonald Partnership., for Approval of a Preliminary-Final Plat for Lot 1, Block A, of the Joseph & Glennieta Day Addition, Being Fewer than 4 Acres, Located Approximately 260 Feet South of Wilmeth Road and on the West Side of McDonald Street \(State Highway 5\)](#)

Attachments: [PZ 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

13-176Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Greenway](#)

Investment Company for Approval of a Request to Rezone Fewer than 12 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "BG" - General Business District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located South and East of the Southeast Corner of Stacy Road and Custer Road

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD Ord. No. 2006-11-134](#)
[Existing PD Ord. No. 2004-03-028](#)
[Use Comparison Chart](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

13-017Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of CCC Partnership, L.P., for Approval of a Request to Rezone Fewer than 42 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 Southwest Corner of Bloomdale Road and U.S. Highway 75 (Central Expressway)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Development Regulations](#)
[PowerPoint Presentation](#)

13-179SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of McKinney Community Development Corporation, for Approval of a Site Plan for the Gateway Hotel and Event Center, Being Fewer than 7 Acres, Located on the Northeast Corner of U.S. Highway 75 (Central Expressway) and Spur 399

Attachments: [PZ Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD 2007-12-135](#)
[Non-Industrial District Calc. Sheet](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Elevations](#)
[PowerPoint Presentation](#)

13-185M [Conduct a Public Hearing to Consider/Discuss/Comment on the Updated Capital Improvements Plan and Potential Amendments to Impact Fees for the 2012-2013 Roadway Impact Fee Update](#)

Attachments: [Staff Report](#)
[Presentation](#)
[City Comparisons - Roadway Fees](#)
[NR Roadway Impact Fees per DU](#)
[CIP Expenditures FY 08-12](#)
[City Comparisons - Combined Fees](#)
[Draft Roadway CIP Report](#)

13-184M [Conduct a Public Hearing to Consider/Discuss/Comment on the Updated Capital Improvements Plans and Potential Amendments to Impact Fees for the 2012-2013 Utility Impact Fee Update](#)

Attachments: [Staff Report](#)
[Presentation](#)
[City Comparisons - Utility Fees](#)
[City Comparisons - Combined Fees](#)
[Draft Utility Impact Fee Report](#)

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 20th day of September, 2013 at or before 5:00 p.m.

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.