



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, December 11, 2012

6:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

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.

12-1122 [Minutes of the Planning and Zoning Commission Regular Meeting of November 13, 2012](#)

Attachments: [Minutes](#)

12-1123 [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of November 26, 2012](#)

Attachments: [Minutes](#)

11-157PF2 [Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Preliminary-Final Plat for Lots 1R, 2R, and 3, Block A, of the QT 963 Addition, Approximately 14.05 Acres, Located on the Northeast Corner of Wilmeth Road and U.S. Highway 75 \(Central Expressway\)](#)

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

12-179PF [Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, IV, L.P., for Approval of a Preliminary-Final Plat for 54 Single Family Residential Lots, 1 Commercial Lot, and 2 Common Areas \(Parcel 1201, The](#)

[Heights at Westridge\), Approximately 16.90 Acres, Located on the Southeast Corner of Westridge Boulevard and Coit Road](#)

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

12-209PF [Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Preliminary-Final Plat for 102 Single Family Residential Lots \(The Heights at Westridge, Phase VI Addition\), Approximately 15.60 Acres, Located on the East Side of Coit Road and Approximately 900 Feet South of Westridge Boulevard](#)

Attachments: [Staff Report](#)
[Standard Conditions Checklist](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)

12-210CP [Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Concept Plan for a Portion of Parcel 1209, Approximately 7.43 Acres, Located on the Southwest Corner of Independence Parkway and Westridge Boulevard](#)

Attachments: [Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Concept Plan](#)

12-212CP [Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Chapman Stonebridge, L.L.C., for Approval of a Concept Plan for Parcel 813B, Approximately 25.43 Acres, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive](#)

Attachments: [Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Concept Plan](#)

END OF CONSENT AGENDA

REGULAR ITEMS

12-211PFR [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of ASG Eldorado Pavilion, Ltd., for Approval of a Preliminary-Final Replat for Lots 8R, 9R, and 10R, Block A, of the Vigor-Eldorado West Addition, Approximately 5.20 Acres, Located Approximately 400 Feet South of Eldorado Parkway and on the West Side of Ridge Road](#)

Attachments: [P&Z Staff Report](#)
[Standard Conditions Checklist](#)
[Location and Aerial Maps](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[PowerPoint Presentation](#)

12-196SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of MountainPrize, Inc., for Approval of a Site Plan for RaceTrac, Approximately 1.11 Acres, Located on the North Side of U.S. Highway 380 \(University Drive\) and Approximately 900 Feet West of U.S. Highway 75 \(Central Expressway\).](#)

Attachments: [P&Z Staff Report](#)
[Standard Conditions Checklist](#)
[Location and Aerial Maps](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)

12-191Z2 [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 Approximately 0.28 Acres 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 Modify the Development Standards, Located on the Northwest Corner of Barnes Street and Griffin Street](#)

Attachments: [Staff Report](#)
[PZ Minutes 5.24.12](#)
[CC Minutes 6.21.12](#)
[Maps](#)
[Letter of Intent](#)
[Prop. Zoning Exhibit A - Layout](#)
[Prop. Zoning Exhibit B - Elevations](#)
[PowerPoint Presentation](#)

12-213ME [Conduct a Public Hearing to Consider/Discuss/Act on the Request by SDH Realty, Ltd., for the Approval of a Meritorious Exception for The Beach At Craig Ranch, Approximately 5.00 Acres, Located on the East Side of Alma Road and Approximately 550 Feet North of Henneman Way](#)

Attachments: [Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Elevations](#)
[Non-Industrial District Calc. Sheet](#)
[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 7th day of December, 2012 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.