



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 27, 2012

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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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.*

**12-180**     [Minutes of the Planning and Zoning Commission Regular Meeting of March 13, 2012](#)

**Attachments:**     [Minutes](#)

#### END OF CONSENT AGENDA

#### REGULAR ITEMS

**12-021MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Michael Peeples Engineers, on Behalf of Barclay / Texas Holdings II, L.P., for Approval of a Minor Replat for Lot 6, Block A, of the Stonebridge Crossing - Phase II Addition, Approximately 1.05 Acres, Located on the East Side of Stonebridge Drive and Approximately 340 Feet North of Virginia Parkway.](#)

**Attachments:**     [PZ Staff Report](#)  
                              [Standard Conditions Checklist](#)  
                              [Maps](#)  
                              [Letter of Intent](#)  
                              [Proposed Minor Replat](#)  
                              [PowerPoint 12-021MRP](#)

**12-051SP**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by RLK Engineering, Inc., on Behalf of McKinney](#)

Independent School District, for Approval of a Site Plan for Faubion Middle School Expansion and Parking Lots, Approximately 35.98 Acres, Located on the Northwest Corner of Rollins Street and Duvall Street.

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

**11-115ME2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carlos Fernandez Architects, on Behalf of Courtesy Dealership Property, for Approval of a Meritorious Exception for McKinney Buick GMC, Approximately 18.26 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Test Drive, and West of U.S. Highway 75 (Central Expressway).

**Attachments:** [PZ Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Photos of Existing Building Exterior](#)  
[Site Plan](#)  
[Non-industrial District Calculation Sheet](#)  
[Proposed Elevations](#)  
[PowerPoint Presentation](#)

**12-053Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Levi A. Wild of Sanchez and Associates, on Behalf of J. Martin Sanchez of S.P. 2 301 E. Virginia, LLC, for Approval to Rezone Approximately 0.57 Acres from "BG" - General Business District to "PD" - Planned Development District, Generally to Modify Development Standards, Located on the Northeast Corner of Virginia Street and Chestnut Street.

**Attachments:** [PZ Staff Report](#)  
[Location Map](#)  
[Bird's Eye View](#)  
[Site Layout Exhibit](#)  
[Letter of Intent](#)  
[Building Design Standards Exhibit](#)  
[Power Point Presentation](#)

**12-030Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Roland Foerster Civil Engineer, on Behalf of First United Methodist Church of McKinney, for Approval of a Request to Rezone Approximately 0.90 Acres from "BG" - General Business 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 Northeast Corner of Kentucky Street and Lamar Street.](#)

**Attachments:** [PZ Staff Report](#)  
[Location Map](#)  
[Site Layout Exhibit](#)  
[Architectural Elevation Exhibits](#)  
[Bird's Eye View from South](#)  
[PowerPoint Presentation](#)

**12-181** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney for Approval of an Amendment to the Code of Ordinances, Appendix A of Chapter 146 - Zoning Regulations by Adding Xeriscape Plants to the Approved Landscape Plant List](#)

**Attachments:** [Ordinance](#)  
[Redline Approved Plant List Code](#)

## 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 23rd day of March, 2012 at or before 5:00 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.