



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, May 14, 2013

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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.

13-473 [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of April 22, 2013](#)

Attachments: [Minutes](#)

13-474 [Minutes of the Planning and Zoning Commission Regular Meeting of April 23, 2013](#)

Attachments: [Minutes](#)

13-075CVP [Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Hunter Alma Eldorado, L.P., for Approval of a Conveyance Plat for Lots 2R, 3, 4, and 5, Block B \(Parcel 1017-1018 Addition\), Being Fewer than 5 Acres, Located on the Southwest Corner of Eldorado Parkway and Alma Road](#)

Attachments: [PZ Staff Report](#)

[Maps](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

13-065PF [Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners, for Approval of a Preliminary-Final Plat for 106 Single Family Residential Lots and Lot 33, Block U of The Heights at Westridge Phase VII Addition, Being Fewer than 26 Acres, Located on the Southeast Corner of](#)

[Coit Road and Westridge Boulevard](#)

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

END OF CONSENT AGENDA**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

13-063PFR [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shaddock Developers, Ltd., on Behalf of MVC Investments, Ltd., for Approval of a Preliminary-Final Replat for 48 Single Family Residential Lots and 7 Common Areas \(Enclave at Hidden Creek\), Being Fewer than 4 Acres, Located Approximately 1,600 Feet North of Eldorado Parkway and on the East Side of Orchid Drive \(REQUEST TO BE TABLED\)](#)

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

13-061Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Creative Architects, on Behalf of Paul Sturkie, for Approval of a Request to Rezone Less than 1 Acre from "PD" - Planned Development District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Allow for a Townhome Development, Located on the Northeast Corner of Willie Street and Parker Street](#)

Attachments: [PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Exisiting "PD" 98-02-12](#)
[Fiscal Analysis](#)
[Zoning Exhibit - Elevations](#)
[PowerPoint Presentation](#)

13-048Z2 [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 Request to Rezone Fewer than 2 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for a Daycare Use, Located on the East Side of Lake Forest Drive and Approximately 1,000 Feet South of U.S. Highway 380 (University Drive)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing Ord. No. 2010-06-016](#)
[Letters of Opposition](#)
[Proposed Zoning Exhibit](#)
[Existing Permitted Uses](#)
[PowerPoint Presentation](#)

13-080Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of D.R. Horton - Texas, Ltd., for Approval of a Request to Rezone Fewer than 4 Acres from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located Approximately 2,200 West of Independence Parkway and Approximately 2,300 Feet South of Virginia Parkway

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD Ord. No. 2013-04-042](#)
[Proposed Concept Plan](#)
[Staff Presentation](#)
[Applicant Presentation](#)

13-069SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Glenn Engineering Corporation, on Behalf of Baird Real Estate Partners, L.P., for Approval of a Site Plan for an Office Building, Being Less than 1 Acre, Located Approximately 200 Feet South of Virginia Parkway and Approximately 400 Feet East of Jordan Road

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Architectural Elevations](#)
[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 10th day of May, 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.