



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, May 24, 2011

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 individual by any Commission member making such request prior to a motion and vote on the Consent items.*

**11-001PZ** [Minutes of the Planning and Zoning Commission Regular Meeting of May 10, 2011](#)

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

**11-067PF** [Consider/Discuss/Act on the Request by Birkhoff, Hendricks & Carter, L.L.P., on Behalf of the City of McKinney, for Approval of a Preliminary-Final Plat for Lot 1, Block A, of the Hardin Elevated Storage Tank Addition, Approximately 2.43 Acres, Located on the North Side of Virginia Parkway and Approximately 850 Feet West of Hardin Boulevard.](#)

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

**11-047PF** [Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of Willivy Development, L.P., and JBGL Inwood, L.L.C., for Approval of a Preliminary-Final Plat for 59 Single Family Residential Lots \(Wiskbrook Estates\), Approximately 31.76 Acres, Located on the West Side of Hardin Boulevard and Approximately 2,000 Feet North of Virginia Parkway.](#)

**Attachments:** [PZ Staff Report 5.24.11](#)  
[Standard Conditions Checklist](#)  
[Maps](#)  
[Letter of Intent](#)  
[Ordinance No 2011-01-001](#)  
[Proposed Plat](#)

**11-081CVP** [Consider/Discuss/Act on the Request by C & C Development, L.P., on Behalf of McKinney Seven 28, L.P., and Festival Center, for Approval of a Conveyance Plat for Lot 6, Block A, of the Henneman-Stacy Addition, Approximately 13.48 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Stacy Road.](#)

**Attachments:** [PZ Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)

**END OF CONSENT AGENDA**

**REGULAR ITEMS**

**11-060Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ronald Lustig, 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:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Emails in Opposition](#)  
[Proposed Zoning Exhibit](#)  
[PZ PPT Presentation](#)

**11-065SUP** [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

Request by Pogue Engineering & Development Company, Inc., on Behalf of Carrington Partners, for Approval of a Specific Use Permit to Allow for a Restaurant with Drive Through, Approximately 1.34 Acres, Located on the South Side of Eldorado Parkway and Approximately 200 Feet West of Hudson Crossing.

**Attachments:** [Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Site Layout Exhibit](#)  
[PowerPoint Presentation](#)

**11-053SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Brandon Tomes Subaru, for Approval of a Site Plan for a Car Dealership (Brandon Tomes Subaru), Approximately 2.26 Acres, Located on the Southwest Corner of North Brook Drive and U.S. Highway 75 (Central Expressway).

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

**11-064ME** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Bob Tomes Ford, on Behalf of Zerga Investments I, Ltd., for Approval of a Meritorious Exception for Brandon Tomes Subaru Dealership, Approximately 2.26 Acres, Located on the Southwest Corner of North Brook Drive and U.S. Highway 75 (Central Expressway).

**Attachments:** [Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Non-Industrial District Calculation Sheet](#)  
[Proposed Elevations](#)  
[PowerPoint Presentation](#)

**11-058SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by PM Realty Group, for Approval of a Site Plan for a Medical Office Building \(Methodist McKinney Medical Campus\), Approximately 12.91 Acres, Located on the Northwest Corner of Stonebridge Drive and Eldorado Parkway.](#)

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions for Site Plan Approval Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Non-Industrial District Calc Sheet](#)  
[Proposed Arch Bldg Elevations](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PZ PPT Presentation](#)

**11-068SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Birkhoff, Hendricks & Carter, L.L.P., on Behalf of the City of McKinney, for Approval of a Site Plan for a City Elevated Water Storage Tank, Approximately 2.43 Acres, Located on the North Side of Virginia Parkway and Approximately 850 Feet West of Hardin Boulevard.](#)

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

**11-059M** [Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.](#)

**Attachments:** [Staff Report](#)  
[P&Z Presentation](#)  
[CIP FY10-11 Roadway and Utility Projects](#)  
[CIP FY10-11 Utility Projects Map](#)

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 20th day of May, 2011 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.