



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 25, 2014

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.

14-223 [Minutes of the Planning and Zoning Commission Regular Meeting of February 11, 2014](#)

Attachments: [Minutes](#)

14-023PF [Consider/Discuss/Act on the Request by Burgess & Niple, Inc., on Behalf of Davis Development, Custer Road II, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Davis Development Custer Road Addition, Being Fewer than 28 Acres, Located on the East Side of Custer Road and Approximately 1,500 Feet North of Stacy Road](#)

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

14-018PF [Consider/Discuss/Act on the Request by Glenn Engineering Corporation, on Behalf of Emerald Cottages Stonebridge, Ltd., for Approval of a Preliminary-Final Plat for Lot 3R, Block A, of Parcel 905 Addition, Being Fewer than 6 Acres, Located Approximately 900 Feet North of Eldorado Parkway and](#)

[Approximately 300 Feet East of Alma Road](#)

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

14-034Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of R.D. Offutt Company, for Approval of a Request to Rezone Fewer than 11 Acres from "PD" - Planned Development 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 Southeast Corner of U.S. Highway 75 \(Central Expressway\) and Wilmeth Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD Ord. No. 2013-03-022](#)
[Prop. Zoning Exh. - Metes & Bounds](#)
[Prop. Zoning Exh. - Site Layout](#)
[Prop. Zoning Exh. - Elevations](#)
[PowerPoint Presentation](#)

13-270SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Texas Development Services, on Behalf of Victory 380 Investments, L.L.C., for Approval of a Site Plan for a Retail Store and Pharmacy with Drive Through \(Walgreens\), Being Fewer than 2 Acres, Located on the Northeast Corner of Lake Forest Drive and U.S. Highway 380 \(University Drive\)](#)

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

14-032MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering and Development Company, on Behalf of Custerstone Investment, L.L.C., for Approval of a Minor Replat for Lots 1R1, 1R2, and 1R3, Block A, of the Eldorado-Custer Addition, Being Fewer than 14 Acres, Located on the Northeast Corner of Stonebridge Drive and Custer Road](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[Powerpoint Presentation](#)

13-242SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ronald Lustig and Jason Rose, for Approval of a Site Plan for a Multi-Family Development, Being Fewer than 2 Acres, Located on the Northeast Corner of Chestnut Street and Walker Street](#)

Attachments: [Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Elevations](#)
[Architectural Rendering](#)
[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 21st day of February, 2014 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.