



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, November 12, 2013

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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**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.*

**13-1175** [Minutes of the Planning and Zoning Commission Regular Meeting of October 22, 2013](#)

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

**13-228CVP** [Consider/Discuss/Act on the Request by Megatel Homes, on Behalf of McKinney 18, L.P., for Approval of a Conveyance Plat for Lots 1-3, Block A, of the Craig Ranch North Phase 3 Addition, Being Fewer than 20 Acres, Located on the Northwest Corner of Alma Road and Stacy Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)

**13-220PF** [Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of SP5 Conley Commons, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Conley Commons Addition, Being Fewer than 9 Acres, Located on the East Side of State Highway 5 \(McDonald Street\) and Approximately 630 Feet South of McIntyre Road](#)

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

**13-217CVP** [Consider/Discuss/Act on the Request by Glenn Engineering Corporation, on Behalf of 14th Street, L.P., for Approval of a Conveyance Plat for Lots 1R, 3, and 4, Block A, of the Parcel 905 Addition, Being Fewer than 18 Acres, Located on the Northeast Corner of Alma Road and Eldorado Parkway](#)

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

**13-214PF** [Consider/Discuss/Act on the Request by RLK Engineering, Inc., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Tuscarora at Craig Ranch Addition, Being Fewer than 18 Acres, Located on the Southwest Corner of Stacy Road and Alma Road](#)

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

**END OF CONSENT**

## **REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**13-223Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Growth III, for Approval of a Request to Rezone Fewer than 16 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at the Southeast Corner of Lake Forest Drive and Highlands Drive](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Fiscal Analysis](#)  
[Proposed Zoning Exhibit - Dev Regs](#)  
[Proposed Zoning Exhibit - Land Uses](#)  
[Proposed Zoning Exhibit - Elevations](#)  
[PowerPoint Presentation](#)

**13-190Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Wynne Jackson, Inc., on Behalf of Coit and Plano Parkway, Ltd., William and Barbara Docekal, Ronald Alan Gibson, Erwin H. Gibson, Sr., Armon D. and Mary Ann Gibson, Wesley J and Evelyn E. Valek, for Approval of a Request to Zone Fewer than 127 Acres to "PD" - Planned Development District, Located on the North and South Sides of Wilmeth Road and on the East and West Sides of County Road 161 \(Future Ridge Road\)](#)

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Module Tracking Worksheet](#)  
[Fiscal Impact Analysis](#)  
[Zoning Exhibit - Dev. Standards](#)  
[Zoning Exhibit - Land Use Plan](#)  
[Zoning Exhibit - Metes and Bounds](#)  
[PowerPoint Presentation](#)

**13-227Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of McKinney Fellowship Bible Church, for Approval of a Request to Rezone Fewer than 33 Acres from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for an Assisted Living Facility, Located on the East Side of Orchid Drive and Approximately 350 Feet North of Eldorado Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 99-02-24](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Landscape Exhibit](#)  
[PowerPoint Presentation](#)

**13-196SUP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gary C. Roper, for Approval of a Specific Use Permit Request for a Bed and Breakfast \(The Red Gate Inn\), Being Less than 1 Acre, Located on the Southwest Corner of Josephine Street and Church Street](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Photo of 811 N. Church Street](#)  
[Proposed Site Layout Exhibit](#)  
[PowerPoint Presentation](#)

**13-199SUP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Allen-Correll Engineering, on Behalf of HJR Partners, L.P., for Approval of a Specific Use Permit Request to Allow a Restaurant with Drive-Through Window, Being Fewer than 2 Acres, Located Approximately 300 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Layout Exhibit](#)  
[PowerPoint Presentation](#)

**13-186MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by The British Builder, L.L.C., for Approval of a Minor Replat for Lots 1 and 2, Block A, of the Wayne Goodall Addition, Being Less than 1 Acre, Located on the South Side of Tucker Street and Approximately 260 Feet East of Waddill Street](#)

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

**13-231M** [Conduct a Public Hearing to Consider and Discuss on a Request by the City of McKinney to modify Sections 138-429 \(Sexually Oriented Businesses\); 146-83 \("BN" - Neighborhood Business District\); 146-84 \("BG" - General Business District\); 146-85 \("C" - Planned Center District\); 146-164 \(Changes and Amendments\); and Chapter 146, Appendix F-4 \(Schedule of Uses\) of the Code of Ordinances](#)

**Attachments:** [PZ Staff Report](#)  
[Proposed 138-429 Changes](#)  
[Proposed 146-164 Changes](#)  
[Proposed F-4 Changes](#)

**13-230Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by City of McKinney, McKinney Economic Development Corporation and McKinney Commercial Development Corporation, for Approval of a Request to Rezone Fewer than 83 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 and Allowed Land Uses, Located on the Southeast Corner of Marketplace Drive and U.S. Highway 75 \(Central Expressway\) \(REQUEST TO BE TABLED\)](#)

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

## 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 8th day of November, 2013 at or before 7:00 p.m.

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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-ada@mckinneytexas.org](mailto:contact-ada@mckinneytexas.org) with questions or for accommodations.