



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, June 10, 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.

14-548 [Minutes of the Planning and Zoning Commission Regular Meeting of May 27, 2014](#)

Attachments: [Minutes](#)

14-549 [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of June 2, 2014](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

14-129Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, P.C., on Behalf of Frisco Independent School District and LCGRCRI, L.P., for Approval of a Request to Rezone Fewer than 55 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the South Side of Stacy Road and at the](#)

Terminus of McKinney Ranch Parkway (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

- 14-127ME** Conduct a Public Hearing to Consider/Discuss/Act on the Request by PPK Architects, on Behalf of Collin County Community College District, for Approval of a Meritorious Exception for a Conference and Health Science Center (Central Park Campus), Being Fewer than 53 Acres, Located on the Southeast Corner of Community Avenue and Taylor Burk Drive (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

- 14-085Z2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of David Huang, for Approval of a Request to Rezone Fewer than 63 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Establish Development Regulations that Allow for the Development of Single Family Residential Uses; and to Rezone Fewer than 30 Acres from "AG" - Agricultural District to "C2" - Local Commercial District, Located on the Southwest Corner of State High 5 (McDonald Street) and Bloomdale Road

Attachments: PZ Staff Report
Location Map and Aerial Exhibit
Letter of Intent
Fiscal Analysis
Zoning Ex. - Land Use Designations
Zoning Exhibit - Metes and Bounds
Zoning Exhibit - Development Regs
Residential Layout (Informational)
Powerpoint Presentation
Applicant PowerPoint Presentation

- 14-118Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Spiars Engineering, Inc., on Behalf of Ysis Partners, L.P., for Approval of a Request to Rezone Fewer than 17 Acres from "PD" - Planned Development District to "PD" - Planned

Development District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and on the West Side of Lake Forest Drive

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Module Tracking Worksheet](#)
[Existing PD Ord. No. 2004-02-014](#)
[Prop. Zoning Exh. - Dev. Regs.](#)
[Prop. Zoning Exh. - Concept Plan](#)
[PowerPoint Presentation](#)

14-013Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Southbrook Investments, Inc., on Behalf of Collin CR Wellness Communities, L.L.C., for Approval of a Request to Rezone Fewer than 26 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of Alma Road and Kickapoo Drive](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Existing PD Ord. No. 2006-11-132](#)
[Prop. Zoning Exh. - Boundary](#)
[Prop. Zoning Exh. - Open Space Plan](#)
[PowerPoint Presentation](#)

14-130MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by CEI Engineering Associates, Inc., on Behalf of Greenway-Custer Partners, L.P., for Approval of a Minor Replat for Lots 2R-1, 2R-2 and 2R-3, Block A, of the CVS Stacy Custer Addition, Being Fewer than 11 Acres, Located on the Southeast Corner of Custer Road and Stacy Road](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[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 6th day of June, 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.