



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, June 24, 2014

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.*

**14-626**     [Minutes of the Planning and Zoning Commission Regular Meeting of June 10, 2014](#)

**Attachments:**     [Minutes](#)

#### END OF CONSENT AGENDA

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**14-137Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Emerald Cottages of Stonebridge, Ltd., on Behalf of Fourteenth Street, L.P., for Approval of a Request to Rezone Fewer than 8 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow Senior Multi-Family Residential Uses, Located Approximately 900 Feet North of Eldorado Parkway and on the East Side of Alma Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Prop. Zoning Exh. - Site Plan](#)  
[Prop. Zoning Exh. - Landscape Plan](#)  
[Prop. Zoning Exh. - Elevations](#)  
[PowerPoint Presentation](#)

**14-076Z4** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Paul Lehner & Virginia R. Lehner, for Approval of a Request to Rezone Fewer than 102 Acres from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Establish Development Regulations that Allow for the Development of Neighborhood Center, Multi-Family, Single Family Attached and Detached Residential Uses, and Civic Uses, Located on the Southeast Corner of Stacy Road and Alma Road](#)

**Attachments:** [PZ Staff Report](#)  
[PZ Minutes 5.27.14](#)  
[PZ Minutes 5.13.14](#)  
[PZ Minutes 4.22.14](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Zoning Ex. Metes and Bounds](#)  
[Zoning Ex. Proposed Dev Regs](#)  
[Zoning Ex. Concept Plan](#)  
[Zoning Ex. Space, Trails, Screening](#)  
[Zoning Ex. - Sign Locations](#)  
[Applicant Presentation](#)  
[Powerpoint Presentation](#)

**14-127ME2** [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 Center and Health Science Center (Central Park Campus), Being Fewer than 53 Acres, Located on the Southeast Corner of Community Avenue and Taylor Burk Drive

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Prop. Elevations - Conference Center](#)  
[Prop. Elevations - Health and Science](#)  
[PowerPoint Presentation](#)

**14-129Z2** 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

**Attachments:** [PZ Minutes - 6.10.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis - MF/SF Detached](#)  
[Fiscal Analysis - MF/SF Attached](#)  
[Prop. Zoning Exh. - Boundary](#)  
[Prop. Zoning Exh. - Dev. Regs.](#)  
[PowerPoint Presentation](#)

**14-134SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Columbus Realty Partners, on Behalf McKinney Seven 31, L.P., for Approval of a Site Plan for a Multi-Family Development (Parkside at Craig Ranch, Phase II), Being Fewer than 6 Acres, Located on the Northeast Corner of Future Meyer Way and Henneman Way

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[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 20th day of June, 2014 at or before 5:00 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-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.