



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, August 12, 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.*

**14-757**     [Minutes of the Planning and Zoning Commission Regular Meeting of July 22, 2014](#)

**Attachments:**   [Minutes](#)

**14-192PF**   [Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of VCIM Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1 - 4 and Common Area A-1, Block A of the Collin McKinney Commercial Addition, and Piper Glen Road Right-of-Way Dedication, Being Fewer than 21 Acres, Located on the South Side of Collin McKinney Parkway and on the East Side of Custer Road](#)

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

**14-193PF**   [Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Seven 185, L.P., for Approval of a Preliminary-Final Plat for Lots 1 and 2 and Common Areas 1A, 2A, and 3A, Block A of the Sam Rayburn](#)

Commercial Addition, and Craig Ranch Parkway Right-of-Way Dedication, Being Fewer than 19 Acres, Located on the North Side of State Highway 121 (Sam Rayburn Toll Way) and Approximately 900 Feet West of TPC Drive

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

**14-197PF** Consider/Discuss/Act on the Request by Redplains Professional, L.L.C., on Behalf of CDTC Investments, L.L.C., for Approval of a Preliminary-Final Plat for Lot 4R1, Block A, of the Tour Drive South Addition, Being Less than 1 Acre, Located Approximately 290 Feet North of Collin McKinney Parkway and on the East Side of Custer 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**

**14-180ME** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Matthew King, on Behalf of CR Midway Investments, L.P., for Approval of a Meritorious Exception for Schlotzsky's, Being Fewer than 2 Acres, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Graves Street

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

**14-167Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J Volk Consulting, on Behalf of Standard Pacific Homes of Texas, for Approval of a Request to Rezone Fewer than 14 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 Approximately 1,745 Feet North of Silverado Trail and Approximately 650 Feet East of Alma Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD - 2011-12-081](#)  
[Prop. Zoning Ex. - Metes and Bounds](#)  
[Prop. Zoning Ex. - Boundary Layout](#)  
[PowerPoint Presentation](#)

**14-171Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Fewer than 13 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 McKinney Ranch Parkway and Ridge Road \(REQUEST TO BE TABLED\)](#)

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

**14-147PFR** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Don Paschal Consulting, on Behalf of Alma/Silverado Investments, L.L.C., for Approval of a Preliminary-Final Replat for Lots 10 and 11, Block A of the Hico Acres Addition, Being Fewer than 16 Acres, Located on the South Side of Silverado Trail and on the East Side of Alma Road](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final 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 8th day of August, 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.