



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, November 13, 2012

6:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

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.

12-1036 [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of October 1, 2012](#)

Attachments: [Minutes](#)

12-1037 [Minutes of the Planning and Zoning Commission Regular Meeting of October 23, 2012](#)

Attachments: [Minutes](#)

12-195CVP [Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of Carmichael Real Estate Holdings, L.L.C., for Approval of a Conveyance Plat for Lots 8, 9, and 10, Block A, of the Vigor-Eldorado West Addition, Approximately 5.20 Acres, Located Approximately 400 Feet South of Eldorado Parkway and on the West Side of Ridge Road](#)

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

12-198CVP [Consider/Discuss/Act on the Request by QuikTrip Corporation, for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the QT 963 Addition, Approximately 14.05 Acres, Located on the Northeast Corner of U.S. Highway 75 \(Central Expressway\) and Wilmeth Road](#)

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

END OF CONSENT AGENDA

REGULAR ITEMS

12-191Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J Rose Architecture, on Behalf of Bungalow Builders, for Approval of a Request to Rezone Approximately 0.28 Acres from "RS 60" - Single Family Residence District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Barnes Street and Griffin Street \(REQUEST TO BE TABLED\)](#)

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

12-207Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Request to Rezone Approximately 20.05 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 200 Feet South of Virginia Parkway and Approximately 200 Feet East of Stonebridge Drive](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD 2005-02-017](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

12-163Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Churchill Residential, on Behalf of Donald M. Motsenbocker, for a Request to Rezone Approximately 5.50 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the](#)

[Development Standards, Located on the East Side of College Street and Approximately 875 Feet North of Eldorado Parkway](#)

Attachments: [PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Existing PD 1452](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

12-175Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity, for Approval of a Request to Rezone Approximately 0.46 Acres from "RS 60" - Single Family Residence District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Lively Hill and Monterey Street](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibits](#)
[Letter of Intent](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

11-125SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Geer Surveying and Engineering, on Behalf of Hassan Naderi for Approval of a Site Plan for an Auto Repair Shop and Office, Approximately 1.24 Acres, Located at the Southeast Corner of Powerhouse Drive and Mercury Drive](#)

Attachments: [PZ Staff Report](#)
[Maps](#)
[Standard Condition Checklist](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)

12-188Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of V.F.B. Family, Ltd.](#)

Partnership for Approval of a Request to Rezone Approximately 0.80 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 Approximately 1,100 Feet West of Bois D'Arc Road and on the South Side of U.S. Highway 380 (University Drive)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

12-186Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, L.L.C., on Behalf of MountainPrize, Inc. for Approval of a Request to Rezone Approximately 1.11 Acres, from "BG" - General Business 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 North Side of U.S. Highway 380 (University Drive) and Approximately 900 Feet West of U.S. Highway 75 (Central Expressway) (REQUEST TO BE TABLED)

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

12-208M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Attachments: [P&Z Report](#)
[P&Z Powerpoint](#)
[CIP FY 2011-2012 Project List](#)
[CIP FY 2011-2012 Roadway Projects Map](#)
[CIP FY 2011-2012 Utility Projects Map](#)

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 9th day of November, 2012 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.