



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, December 9, 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.*

**14-1273**     [Minutes of the Planning and Zoning Commission Regular Meeting of November 11, 2014](#)

**Attachments:**     [Minutes](#)

**14-287PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for 53 Single Family Residential Lots \(Stone Hollow Addition Phase Five\), Located on the North Side of Nicolet Lane and on the East Side of Caribou Trail](#)

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

**14-309PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for 58 Single Family Residential Lots, 1 Commercial Lot and 5 Common Areas \(Oak Knoll Villas\), Located on the Southeast Corner of Ridge Road and McKinney Ranch Parkway](#)

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

**14-314PF** [Consider/Discuss/Act on a Preliminary-Final Plat for 52 Single Family Residential Lots and 2 Common Areas \(Trinity Falls Planning Unit 2, Phase 4\), Located on the Southeast Corner of Trinity Falls Parkway and County Road 228](#)

**Attachments:** [P&Z Staff 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**

**14-289Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Located on the Southwest Corner of Linkside Point and Stonebridge Drive \(WITHDRAWN\)](#)

**Attachments:** [14-289Z.pdf](#)

**14-166Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Overlay District and "CC" -Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Overlay District and "CC" -Corridor Commercial Overlay District, Generally to Allow for Townhome Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway \(REQUEST TO BE TABLED\)](#)

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

**14-297Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District, “PD” - Planned Development District, and “CC” - Corridor Commercial Overlay District to “C-1” - Neighborhood Commercial District, Located on the Southeast Corner of Meadow Ranch Road and U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

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

**14-305SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Additional Fuel Pumps and Car Wash, Located on the Southwest Corner of Westridge Boulevard and Independence Parkway \(REQUEST TO BE TABLED\)](#)

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

**14-302Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property 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 Northwest Corner of Meyer Way and Collin McKinney Parkway \(REQUEST TO BE TABLED\)](#)

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

**14-317SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Event Center \(Five Star Concierge\), Located Approximately 80 Feet East of Tennessee Street and on the North Side of Davis Street](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Photos of 207 E. Davis Street](#)  
[Powerpoint Presentation](#)

**14-295SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for a Restaurant with Drive-Through Window, Located Approximately 250 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](#)

**14-267SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan to Waive the Screening Device on a Dry Cleaning Facility \(Eco Green Dry Clean Super Center\), Located on the West Side of Custer Road and Approximately 1,250 Feet South of U.S. Highway 380 \(University Drive\)](#)

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

**14-053SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Newsome Homes, Located on the North Side of McMakin Street and on the East Side of McDonald Street \(State Highway 5\)](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 2014-02-007](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Screening Exhibit](#)  
[PowerPoint Presentation](#)

**14-238PFR** [Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Replat for 80 Single Family Attached Residential Lots, 1 Commercial Lot and 7 Common Areas \(Provence Townhome Addition\), Located](#)

Approximately 1,135 Feet South of Eldorado Parkway and on the West Side of Alma Road

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter Of Intent](#)  
[Proposed Preliminary Final Replat](#)  
[Powerpoint Presentation](#)

**14-318M** 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:** [Staff Report](#)  
[Project List End of Year 2014](#)  
[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 {day} day of {Month}, 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.