



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, November 8, 2011

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 individual by any Commission member making such request prior to a motion and vote on the Consent items.

11-526 [Minutes of the Planning and Zoning Regular Meeting of October 25, 2011](#)

Attachments: [Minutes](#)

11-155PF [Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of 206 McKinney, L.L.C., and Blue Star Coit 32, L.L.C., for Approval of a Preliminary-Final Plat for the Planning Area 17 Addition, Approximately 238.90 Acres, Located on the Southeast Corner of Coit Road and U.S. Highway 380 \(University Drive\).](#)

Attachments: [PZ Staff Report](#)
 [Std Conditions for PF Plat](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed PF Plat](#)

11-163CVP [Consider/Discuss/Act on the Request Kimley-Horn and Associates, Inc., on Behalf of LevCal Custer, L.L.C., for Approval of a Conveyance Plat for Lots 1R and 4, Block A, of Parcel 601-603, Approximately 52.69 Acres, Located on the East Side of Custer Road and on the South Side of U.S. Highway 380 \(University Drive\).](#)

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

END OF CONSENT AGENDA

REGULAR ITEMS

11-152Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Wells Fargo Bank, National Association, for Approval of a Request to Rezone Approximately 53.02 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "BG" - General Business District, "O" - Office District, and "CC" - Corridor Commercial Overlay District, Located on the East Side of Community Avenue and on the South Side of U.S. Highway 380 \(University Drive\).](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD 2007-09-086](#)
[Existing PD 2008-08-085](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

11-140Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Rockbrook Development, L.L.C., for Approval of a Request to Rezone Approximately 0.16 Acres from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Tennessee Street and Walnut Street.](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Ex - Site Layout](#)
[Ex - Elevations](#)
[Ex - Projecting Sign Examples](#)
[PowerPoint Presentation](#)

11-135Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dunhill Homes, on Behalf of Graham Mortgage Corporation, for Approval of a Request to Rezone Approximately 13.07 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the West Side of Hardin Boulevard and Approximately 1,050 Feet North of U.S. Highway 380 \(University Drive\).](#)

Attachments: [PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Existing PD 2006-11-131](#)
[Proposed Zoning Exhibit A](#)
Proposed Zoning Exhibit B
[PowerPoint](#)

11-133Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of the City of McKinney, T. L. Wheeler, Jr., and Standard Pacific of Texas, for Approval of a Request to Rezone Approximately 128.95 Acres from "PD" - Planned Development District, "AG" - Agricultural 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 East Side of Alma Road and on the North Side of Silverado Trail.](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Impact Analysis](#)
[Existing PD 2011-04-022](#)
[Existing PD 2006-07-092](#)
[Garage Offset Exhibit](#)
[Ex A - Location Map](#)
[Ex B - GDP](#)
[Ex C - Development Stds](#)
[Ex D - Entryway Exhibits](#)
[PowerPoint Presentation](#)

11-151Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, L.L.C., on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 20.87 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 Multi-Family Residential Development Standards, Located on the Southwest Corner of Silverado Trail and McKinney Ranch Parkway.](#)

Attachments: [PZ Staff Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Ord 2010-05-011](#)
[PD 2007-08-072](#)
[PD 2002-03-019](#)
[PowerPoint Presentation](#)

11-154M [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, for Approval of the Request to Amend Chapter 146 - Zoning Regulations of the Code of Ordinances, to Modify the Definitions of Car Wash, Fueling Station or Gasoline Station, and Service Station.](#)

Attachments: [PZ Staff Report](#)
[Proposed 146-46 \(Definitions\) Changes](#)
[11-154M PowerPoint](#)

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 3rd day of November, 2011 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.