



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, July 22, 2014

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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.

14-719 [Minutes of the Planning and Zoning Commission Regular Meeting of July 8, 2014](#)

Attachments: [Minutes](#)

14-173CVP [Consider/Discuss/Act on the Request by Kimley-Horn & Associates, Inc., on Behalf of McKinney Seven 31, LP and Craig Ranch II, L.P., for Approval of a Conveyance Plat for Lots 1R and 4, Block A, Being Fewer than 34 Acres, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road](#)

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

14-172PF [Consider/Discuss/Act on the Request by Kimley-Horn & Associates, Inc., on Behalf of McKinney Seven 31, for Approval of a Preliminary-Final Plat for Lots 1R1 and 4R, Block A, of the Parkside at Craig Ranch Addition, Being Fewer than 34 Acres, Located on the Southwest Corner of Van Tuyl Parkway and Alma 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

13-195Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skoburg Company, on Behalf of Willow Park Development, for Approval of a Request to Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow Townhome Uses and Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard](#)

Attachments: [PZ Minutes 04.08.14](#)
[PZ Minutes 03.25.14](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Letter of Support](#)
[Comprehensive Plan Maps](#)
[Prop. Zoning Exh. - Site Layout](#)
[Prop. Zoning Exh. - Dev. Regs.](#)
[PowerPoint Presentation](#)

14-151Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sage Group, Inc., on Behalf of 380 Holdings, L.L.C., for Approval of a Request to Rezone Less than 1 Acre from "AG" - Agricultural District to "SF5" - Single Family Residential District; Rezone Fewer than 56 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "SF5" - Single Family Residential District and "CC" - Corridor Commercial Overlay District; and to Rezone Fewer](#)

than 5 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,100 Feet West of Custer Road and on the South Side of U.S. Highway 380 (University Drive)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Ex. PD Ord. No. 2007-09-092](#)
[Prop. Zoning Exh. - Boundary](#)
[Prop. Concept Plan - Info Only](#)
[PowerPoint Presentation](#)

14-170Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, P.C., on Behalf of VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center District to "PD" - Planned Development District and "REC" - Regional Employment Center District, Generally to Modify the Development Standards, Located on Approximately 355 Feet East of Custer Road and on the South Side of Collin McKinney Parkway](#)

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

14-148Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Megatel Homes III, L.L.C., on Behalf of Betty M. Bacon Trust and McKinney Independent School District, for Approval of a Request to Rezone Fewer than 20 Acres from](#)

[“AG” - Agricultural District to “RS 45” - Single Family Residence District, Located Approximately 1,400 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Bois D’Arc Road](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Prop. Zoning Exh. - Metes & Bounds](#)
[PowerPoint Presentation](#)

14-157Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of George, Gupta, & Joshi, L.L.C., for Approval of a Request to Rezone Fewer than 3 Acres from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located Approximately 740 Feet South of Eldorado Parkway and on the West Side of Hudson Crossing](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Existing PD Ord. No. 98-11-59](#)
[Prop. Zoning Ex. - Boundary Exhibit](#)
[Traffic Analysis - Informational Only](#)
[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 18th day of July, 2014 at or before 5:00 p.m.

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 with questions or for accommodations.