



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 9, 2013

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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.

13-364 [Minutes of the Planning and Zoning Commission Regular Meeting of March 26, 2013](#)

Attachments: [Minutes](#)

12-206PF [Consider/Discuss/Act on the Request by Dowdey Anderson & Associates, Inc., on Behalf of Timber Creek Properties, L.L.C. and Forestar \(USA\) Real Estate Group, Inc., for Approval of a Preliminary-Final Plat for 590 Single Family Residential Lots \(Timber Creek\), Being Fewer than 209 Acres, Located on the East and West Sides of Future Hardin Boulevard and on the South Side of Future Bloomdale Road](#)

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

13-034PF [Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of CH-B Trinity Falls, L.P., for Approval of a Preliminary-Final Plat for 525 Single Family Residential Lots \(Trinity Falls Planning Unit #1\), Being Fewer than 188 Acres, Located on the Northwest Corner of F.M. 543 \(Weston Road\) and Future Trinity Falls Parkway](#)

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

12-227Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by George Town Custom Homes, on Behalf of VNRS INV, Inc., for Approval of a Request to Rezone Less than 2 Acres from "O" - Office District to "BN" - Neighborhood Business District, Located Approximately 500 Feet West of South Ballantrae Drive and on the South Side of Virginia Parkway](#)

Attachments: [PZ Minutes 010813](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

13-030Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of D.R. Horton - Texas, Ltd., for Approval of a Request to Zone Fewer than 4 Acres to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located Approximately 2,200 Feet West of Independence Parkway and Approximately 2,300 Feet South of Virginia Parkway](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Prop. Development Stds. \(STAFF\)](#)
[Prop. Development Stds. \(APPLICANT\)](#)
[PowerPoint Presentation](#)

13-059SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hudson Crossing #2, on Behalf of Eurick Real Estate, L.L.C., for Approval of a Site Plan for Hudson Crossing Office Condos, Phase 2, Being Fewer than 2 Acres, Located on the West Side of Hudson Crossing and Approximately 600 Feet South of Eldorado Parkway](#)

Attachments: [PZ Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Elevation E1](#)
[Proposed Elevation E2](#)
[Proposed Elevation F1 and G1](#)
[Proposed Elevation F2 and G2](#)
[Pictures of Surrounding Buildings](#)
[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 5th day of April, 2013 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.