



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, June 26, 2012

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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#### 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.*

**12-316**     [Minutes of the Planning and Zoning Commission Work Session of April 24, 2012.](#)

**Attachments:**     [Minutes](#)

**12-347**     [Minutes of the Planning and Zoning Commission Regular Meeting of May 8, 2012.](#)

**Attachments:**     [Minutes](#)

**12-457**     [Minutes of the Planning & Zoning Commission Regular Meeting of June 12, 2012.](#)

**Attachments:**     [Minutes](#)

**12-111PF**     [Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LF Development Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A and Common Area A1 of the Craig Children Trust Addition, Approximately 7.28 Acres, Located on the Northeast Corner of Lake Forest Drive and Fieldcrest Drive.](#)

**Attachments:**     [PZ Staff Report](#)  
                              [Standard Conditions Checklist](#)  
                              [Maps](#)  
                              [Letter of Intent](#)  
                              [Proposed Preliminary-Final Plat](#)

**END OF CONSENT AGENDA****REGULAR ITEMS**

- 12-118Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of DFA, Ltd., for Approval of a Request to Rezone Approximately 3.20 Acres from "AG" - Agricultural District to "ML" - Light Manufacturing District, Located Approximately 370 Feet South of Wilmeth Road and on the West Side of State Highway 5 \(McDonald Street\).](#)
- Attachments:**     [PZ Staff Report](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Fiscal Impact Analysis](#)  
                          [PowerPoint Presentation](#)
- 12-106Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Billingsley Land No 2, L.L.C., on Behalf of 380 North / McKinney, L.L.C., for Approval of a Request to Rezone Approximately 376.81 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of County Road 123 \(Future Bloomdale Road\) and Approximately 5,600 Feet East of Custer Road.](#)
- Attachments:**     [PZ Staff Report](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Module 51 Tracking Spreadsheet](#)  
                          [Fiscal Impact Analysis](#)  
                          [Proposed Development Standards](#)  
                          [PD 2004-06-068](#)  
                          [PD 2006-03-026](#)  
                          [Proposed GDP](#)  
                          [PowerPoint Presentation](#)
- 12-114Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, 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 Development Standards, Located on the Southwest Corner of Silverado Trail and McKinney Ranch Parkway.

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[PD 2007-08-072](#)  
[PD 2002-03-019](#)  
[Proposed Development Standards](#)  
[PowerPoint Presentation](#)

**12-116Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 31, L.P., for Approval of a Request to Rezone Approximately 41.63 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 Development Standards, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road.

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Pattern Book](#)  
[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 22nd day of June, 2012 at or before 5:00 p.m.

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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.