



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, May 8, 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](#)

**12-317**     [Minutes of the Planning and Zoning Commission Regular Meeting of April 24, 2012](#)

**Attachments:**     [Minutes](#)

**12-070PF**     [Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of ML2 Limited Partnership and Reta Rose J Family, Ltd., for Approval of a Preliminary-Final Plat for Lots 1R, 2R, 3-9 and Common Area B-1, Block B, of the Wilson Creek Crossing Addition, Approximately 62.70 Acres, Located on the Southwest Corner of Lake Forest Drive and U.S. Highway 380 \(University Drive\).](#)

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

**12-061PF**     [Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of Blackmon Ranch, Ltd., for Approval of a Preliminary-Final Plat for Lots 1-21, Block A, Lots 1-24, Block](#)

B, Lots 1-8, Block C, Lot 1, Block D, and Common Area C1 of the Windsor Park Addition, Approximately 114.21 Acres, Located on the Southeast Corner of Lake Forest Drive and McKinney Ranch Parkway.

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

**12-086PF** Consider/Discuss/Act on the Request by McKinney Village Park, L.P., for Approval of a Preliminary-Final Plat for Village Park, Phases 2C, 2D, and 2E, Approximately 29.80 Acres, Phases 2C and 2D are Located on the Northwest and Southwest Corner of Sugar Valley Road and Silverton Avenue and Phase 2E is Located Approximately 370 Feet West of Village Park Drive and on the South Side of Buckland Drive.

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

**END OF CONSENT AGENDA**

**REGULAR ITEMS**

**12-091CP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Village Park, L.P., for Approval of a Concept Plan for Village Park, Phases 2C, 2D, and 2E, Approximately 29.80 Acres, Phases 2C and 2D are Located on the Northwest and Southwest Corner of Sugar Valley Road and Silverton Avenue and Phase 2E is Located Approximately 370 Feet West of Village Park Drive and on the South Side of Buckland Drive.

**Attachments:** [PZ Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Exhibit A - Concept Plan for Interior Lots](#)  
[Exhibit B - Concept Plan for Corner Lots](#)  
[PowerPoint Presentation](#)

**11-127SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Retail Buildings Inc., for Approval of a Site Plan for a 5,756 Square Foot Restaurant with Drive-Through Window and Grocery Store, Approximately 1.34 Acres, Located Approximately 154 feet West of Hudson Crossing and on the South Side of Eldorado Parkway.](#)

**Attachments:** [PZ Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Standard Conditions Checklist](#)  
[Proposed Architectural Elevations](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Pictures of Surrounding Buildings](#)  
[PowerPoint Presentation](#)

**12-079SP** [Consider/Discuss/Act on the Request by Half Associates, Inc., on Behalf of the Stonebridge Ranch Community Association, for Approval of a Site Plan for the Stonebridge Ranch Aquatic Center Expansion, Approximately 5.41 Acres, Located on the Southwest Corner of Coronado Drive and Stonebridge Drive.](#)

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[PowerPoint Presentation](#)

**12-096MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

Request by C&C Development, L.P., on Behalf of VCIM Partners, L.P., McKinney Seven 14, L.P., and Craig Ranch Development II, for Approval of a Minor Replat for Lots 7R and 8, Block A, of the Highway 121 Addition, Approximately 7.47 Acres, Located Approximately 1,470 Feet West of Stacy Road and on the North Side of State Highway 121 (Sam Rayburn Toll).

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions for Minor Replat](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Plat](#)  
[PowerPoint Presentation](#)

**12-088Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Rick Jones Company, L.L.C., on Behalf of VCIM Partners, L.P., for Approval of a Request to Rezone Approximately 1.08 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District, to Allow for a Canine Boarding Facility with Outside Runs, Located on the North Side of State Highway 121 (Sam Rayburn Tollway) and Approximately 1,960 Feet East of Alma Road.

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Feedback](#)  
[Proposed Building Elevations](#)  
[PowerPoint Presentation](#)

**12-074PF** Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Preliminary-Final Plat for of the Barcelona Addition, Approximately 100.91 Acres, Located on the Northwest Corner of Stacy Road and McKinney Ranch Parkway.

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Plat](#)  
[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 4th day of May, 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.