



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, January 22, 2013

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

13-088 [Minutes of the Planning and Zoning Commission Regular Meeting of January 8, 2013](#)

Attachments: [Minutes](#)

12-134PF [Consider/Discuss/Act on the Request by Retail Buildings, Inc. and Carrington Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1-3, Block A, of the Braum's Addition, Approximately 3.60 Acres, Located on the Southwest Corner of Eldorado Parkway and Hudson Crossing](#)

Attachments: [P&Z Staff Report](#)
[Standard Conditions for Pre-Final Plat](#)
[Location and Aerial Maps](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)

12-237PF [Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of VCIM Partners, L.P., for Approval of a Preliminary-Final Plat for Lots 1R and 2R, Block A, of the Vantrust Office Complex Addition, Being Fewer than 16 Acres, Located on the Southwest Corner of Henneman Way and Weiskopf Avenue](#)

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

12-178PF [Consider/Discuss/Act on the Request by Debbie Anns Properties L.P., on Behalf of VFB Family Limited Partnership, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the DAP 380 Addition, Being Fewer than 2 Acres, Located Approximately 1,075 Feet West of Bois D'Arc Road and on the South Side of U.S. Highway 380 \(University Drive\).](#)

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

12-218PF [Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Seven 31, L.P., Craig Ranch II, L.P., and VCIM Partners, L.P., for Approval of a Preliminary-Final Plat for Lot 1R and Lot 2R, Block A and Common Areas A and B of the Parkside at Craig Ranch Addition, Henneman Way, Meyer Way, and Road "A", Being Fewer than 50 Acres, Located Generally on the Northwest Corner of Alma Road and Future Henneman Way](#)

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

END OF CONSENT AGENDA

REGULAR ITEMS

13-019MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of](#)

McKinney EDC, for Approval of a Minor Replat for Lot 3, Block A, of the McKinney Bridge Street Town Centre Addition, Being Fewer than 13 Acres, Located on the Northeast Corner of Spur 399 and U.S. Highway 75 (Central Expressway)

Attachments: PZ Staff Report
Std Conditions for Minor Replat
Location Map and Aerial Exhibit
Letter of Intent
Proposed Minor Replat
PowerPoint Presentation

12-215SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of VFB Family Limited Partnership, for Approval of a Site Plan for Two Office/Warehouse Buildings, Being Less than 1 Acre, Located Approximately 1,075 Acres West of Bois D'Arc Road and on the South Side of U.S. Highway 380 (University Drive)

Attachments: P&Z Staff Report
Standard Conditions Checklist SP
Location Map and Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Landscape Plan
PowerPoint Presentation

12-225Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Today McKinney Ranch II, L.P., for Approval of a Request to Rezone Fewer than 34 Acres from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Allow for Single Family Residential and Commercial Uses, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

12-222M Conduct a Public Hearing to Consider/Discuss the Request by

the City of McKinney to Create Appendix G-1 (McKinney Town Center Regulating Plan) and Appendix G-2 (McKinney Town Center Zoning District Regulations) in the Zoning Regulations (Chapter 146 of the Code of Ordinances); to Amend Sections 6 (Zoning Districts Established), 40 (Nonconforming Uses and Nonconforming Structures), 45 (Site Plan Approval), 95 (MTC McKinney Town Center District), 96 (CHD Commercial Historic District), 129 (Height and Area Exceptions, and Minimum Distances Between Specific Uses), 130 (Vehicle Parking), 131 (Off-Street Loading), 132 (Fences, Walls, and Screening Requirements), 135 (Landscape Requirements), 137 (Communications Antennas, Satellite Dishes and Support Structures/Towers), 138 (Open Storage and Outdoor Display), 139 (Architectural and Site Standards), 141 (Residential Development Design Requirements), 163 (Planning and Zoning Commission), 167 (Historic Preservation Officer), 168 (Designation of Historic Landmarks and Districts), Appendix C-1 (McKinney Commercial Historic District Map), Appendix C-2 (Historic District Map), Appendix F-1 (Schedule of Areas, Densities, Heights, Lot Coverages, Setbacks and Yards), and Appendix F-4 (Schedule of Uses) of the Zoning Regulations (Chapter 146 of the Code of Ordinances); to Amend Section 155 (Exemptions) of the Subdivision Regulations (Chapter 142 of the Code of Ordinances); and to Amend Section 9 (Downtown Commercial Historic District) of the Sign Regulations (Chapter 134 of the Code of Ordinances).

Attachments: [Town Center Study Initiative Overview](#)
[Proposed Appendix G-1 \(MTC Regulating Plan\)](#)
[Proposed Appendix G-2 \(MTC Zoning District Regulations\)](#)
[Proposed Changes 146-6 Zoning Districts Established](#)
[Proposed Changes 146-40 Nonconformities](#)
[Proposed Changes 146-45 Site Plan Approval](#)
[Proposed Changes 146-95 MTC District](#)
[Proposed Changes 146-96 CHD District](#)
[Proposed Changes 146-129 Height and Area Exceptions](#)
[Proposed Changes 146-130 Parking](#)
[Proposed Changes 146-131 Off Street Loading](#)
[Proposed Changes 146-132 Fences Walls Screening](#)
[Proposed Changes 146-135 Landscaping](#)
[Proposed Changes 146-137 Comm Antenna](#)
[Proposed Changes 146-138 Open Storage Outdoor Display](#)
[Proposed Changes 146-139 Arch Standards](#)
[Proposed Changes 146-141 Res Dev Design Requirements](#)
[Proposed Changes 146-163 Planning and Zoning Commission](#)
[Proposed Changes 146-167 Historic Pres Officer](#)
[Proposed Changes 146-168 Designation of Hist Landmarks and Districts](#)
[Proposed Changes 146 Appendix C](#)
[Proposed Changes 146 Appendix F-1](#)
[Proposed Changes 146 Appendix F-4 Schedule of Uses](#)
[Proposed Changes 142-155 Exemptions](#)
[Proposed Changes 134 Signs](#)
[Public Hearing Notice](#)
[Stakeholder Meeting Invitation](#)
[Stakeholder Meeting Photo](#)

[Letter of Support from MHNA](#)[MHNA Meeting Photo](#)

- 13-001M** [Conduct a Public Hearing to Consider/Discuss the Request by the City of McKinney to Rezone Fewer Than 262 Acres from "AG" - Agricultural District, "RS 60" - Single Family Residence District, "RG 18" - General Residence District, "BG" - General Business District, "BN" - Neighborhood Business District, "CHD" - Commercial Historic District, "GC" - Governmental Complex District, "MH" - Heavy Manufacturing District, "ML" - Light Manufacturing District, "PD" - Planned Development District and "H" - Historic Preservation Overlay District to "MTC" - McKinney Town Center District, "CHD" - Commercial Historic Overlay District and "H" - Historic Preservation Overlay District, Located in the Area Generally East of Benge Street, West of Carver Street, South of Watt Street and North of Standifer Street as well as in the Area Generally East of McDonald Street, South of Elm Street, and West of the Dallas Area Rapid Transit Rail Right-of-Way.](#)

Attachments: [Existing Zoning Exhibit](#)
[Proposed Zoning Exhibit](#)
[Public Hearing Notice](#)
[Stakeholder Meeting Invitation](#)
[Stakeholder Meeting Photo](#)
[Letter of Support from MHNA Board](#)
[MHNA Meeting Photo](#)
[Town Center Study Initiative Overview](#)

- 12-223M** [Conduct a Public Hearing to Consider and Discuss the Request by the City of McKinney, to Amend Section 146-46 \(Definitions\), Section 146-130 \(Vehicle Parking\), Section 146-139 \(Architectural and Site Standards\), and Appendix F, Section F-4 \(Schedule of Uses\) of the Zoning Ordinance as these Sections Pertain to Multi-Family Residential Uses, Senior Multi-Family Residential Uses, Independent Living Uses, and Assisted Living Uses](#)

Attachments: [PZ Staff Report](#)
[Proposed 146-46 Changes](#)
[Proposed 146-130 Changes](#)
[Proposed 146-139 Changes](#)
[Proposed F-4 Changes](#)
[Draft MFRes Arch Stds Checklist](#)
[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 January, 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.