



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, April 10, 2012

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.

12-212 [Minutes of the Planning and Zoning Commission Regular Meeting of March 27, 2012](#)

Attachments: [Minutes](#)

12-048PF [Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of the City of McKinney and McKinney Economic Development Corporation, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Gateway Addition, Approximately 57.89 Acres, Located on the Southeast Corner of Marketplace Drive and U.S. Highway 75 \(Central Expressway\).](#)

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

END OF CONSENT AGENDA

REGULAR ITEMS

12-016Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by RWR Wireless Corporation, on Behalf of Richard B. Wade, for Approval of a Request to Rezone Approximately](#)

1.27 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, to Allow for a Telecommunications Tower, Located Approximately 1,700 Feet West of Grassmere Lane and Approximately 240 Feet North of U.S. Highway 380 (University Drive). NO ACTION NECESSARY

Attachments: [Maps](#)

12-038Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of The Chateau at McKinney, L.L.C., for Approval of a Request to Rezone Approximately 10.37 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 1,500 Feet East of Ridge Road and Approximately 300 Feet South of Virginia Parkway. REQUEST TO BE TABLED

Attachments: [Maps](#)

11-050Z4 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Doug Parker, for Approval of a Request to Rezone Approximately 0.33 Acres from "BN" - Neighborhood Business District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, to Allow a Digital Billboard, Located on the Southeast Corner of Rockhill Road and U.S. Highway 75 (Central Expressway).

Attachments: [PZ Staff Report](#)
[Maps](#)
[PZ Minutes 042611](#)
[PZ Staff Report from 042611](#)
[Letter of Intent](#)
[Letters of Opposition 042611](#)
[Letters of Support 042611](#)
[Photo View of Subject Property from South](#)
[Proposed Zoning Exhibit Metes and Bounds](#)
[Proposed Zoning Exhibit Site Layout](#)
[Proposed Zoning Exhibit Billboard and](#)
[Monument Elevation](#)
[PowerPoint Presentation](#)

12-055PFR [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Roome Land Surveying, Inc., on Behalf of Steven K. Regier, for Approval of a Preliminary-Final Replat for Lots 1 and 2, Block A, of the Regier Addition, Approximately 0.45 Acres, Located Approximately 285 Feet North of Graham Street and Generally Between Tennessee Street and Kentucky Street.](#)

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

12-040MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tororo Group, L.L.C., for Approval of a Minor Replat for Lots 1-3, Block A, of the Christie Addition No. 1, Approximately 0.76 Acres, Located on the Southwest Corner of Hunt Street and Byrne Street.](#)

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

12-050SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn And Associates, Inc., on Behalf of the City of McKinney and McKinney Economic Development Corporation, for Approval of a Site Plan for Emerson Regulator Technologies, Approximately 12.16 Acres, Located on the Southeast Corner of Marketplace Drive and U.S. Highway 75 \(Central Expressway\). NO ACTION NECESSARY](#)

Attachments: [Maps](#)

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 6th day of April, 2012 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.