



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, January 8, 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.

13-025 [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of November 5, 2012](#)

Attachments: [Minutes](#)

13-026 [Minutes of the Planning and Zoning Commission Regular Meeting of December 11, 2012](#)

Attachments: [Minutes](#)

12-238CVP [Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of VCIM Partners, L.P., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Vantrust Office Complex Addition, Being Less than 16 Acres, Located on the Southwest Corner of Henneman Way and Weiskoph Avenue](#)

Attachments: [P&Z Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)

12-241CVP [Consider/Discuss/Act on the Request by RKS Construction, L.L.C., on Behalf of Watan, L.C., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Brookhaven Baptist Church Addition, Being Less than 12 Acres, Located on the Southeast Corner of Custer Road and Paradise Drive](#)

Attachments: [P&Z Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)

12-217CVP [Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Seven 31 L.P., for Approval of a Conveyance Plat for Lots 1-3, Block A, of the Parkside at Craig Ranch Addition, Being Less than 78 Acres, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Alma Road](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)

END OF CONSENT AGENDA

REGULAR ITEMS

12-233SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Chapman Stonebridge L.L.C., for Approval of a Site Plan for the Assisted Living Community at Stonebridge \(Parcel 813B\), Being Less than 7 Acres, Located Approximately 800 Feet South of Eldorado Parkway and on the West Side of Stonebridge Drive](#)

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

12-227Z [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: [P&Z Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Prop. Zoning Exhibit - Legal Desc.](#)
[PowerPoint Presentation](#)

12-229Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Independent School District, for Approval of a Request to Rezone Less than 14 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards for Single Family Residential Uses, Located Approximately 300 Feet East of Hardin Boulevard and on the South of White Avenue](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Impact Analysis](#)
[Proposed Zoning Exhibit](#)
[Proposed Architectural Elevations](#)
[PowerPoint Presentation](#)

12-236Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Early B. & Lena Milstead, for Approval of a Request to Rezone Less than 16 Acres from "ML" - Light Manufacturing District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow for a Homeless Shelter and Related Uses, Located Approximately 350 Feet North of Power House Drive and on the East Side of State Highway 5 \(McDonald Street\)](#)

Attachments: [P&Z Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Prop. Zoning Exhibit - Legal Desc.](#)
[PowerPoint Presentation](#)

12-216Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by h/z studio P.L.L.C., on Behalf of Collin County Texas Property, for Approval of a Request to Rezone Less than 12 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Waddill Street and U.S. Highway 380 \(University Drive\)](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibits](#)
[Letter of Intent](#)
[Fiscal Impact Analysis](#)
[Existing PD Ordinance No. 2008-07-067](#)
[Proposed Site Layout](#)
[Proposed Architectural Elevations](#)
[PowerPoint Presentation](#)

12-068Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Clark Partners, L.P., for Approval of a Request to Zone Less than 67 Acres to "PD" - Planned Development District, Generally for Single Family Residential and Commercial Uses, Located on the Southeast Corner of Bloomdale Road \(C.R. 123\) and Custer Road](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Land Use Module Tracking](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[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 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.