



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, September 11, 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.

12-719 [Minutes of the Planning and Zoning Commission Regular Meeting of August 28, 2012.](#)

Attachments: [Minutes](#)

12-150PF [Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Lifestyle Communities of Texas, L.L.P., for Approval of a Preliminary-Final Plat for 95 Residential Lots and 4 Common Areas, for the Westlake Addition, Approximately 31.63 acres, Located on the Southeast Corner of Hardin Boulevard and Sorrell Road.](#)

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

12-149CP [Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Concept Plan for Lots 1-9, Block A, of the Water Tower Place Addition, Approximately 23.45 Acres, Located on the Southwest Corner of Virginia Parkway and Custer Road.](#)

Attachments: [PZ Staff Report](#)
[Letter of Intent](#)
[Maps](#)
[Proposed Concept Plan](#)

END OF CONSENT AGENDA

REGULAR ITEMS

12-141SP2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of DFA, Ltd., for Approval of a Site Plan for the Oak Hollow Office Warehouse Park, Approximately 3.20 Acres, Located Approximately 370 Feet South of Wilmeth Road and on the West Side of State Highway 5 \(McDonald Street\). \(REQUEST TO BE TABLED\)](#)

Attachments: [Maps](#)

12-129MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Stuart Manning, for Approval of a Minor Replat for Lots 1 and 2, Block A, of the Manning Addition, Approximately 0.46 Acres, Located on the West Side of Coleman Street and Approximately 95 Feet North of New Street.](#)

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

12-078M [Conduct a Public Hearing to Consider/Discuss the Request by the City of McKinney, to Amend Section 138-429 \(Location - Generally\) of the Code of Ordinances Pertaining to Sexually Oriented Businesses; to Amend Sections 5 \(Approval Required\), 8 \(Variances and Appeals\), 9 \(Definitions\), 73 \(General Development Plan\), 74 \(Preliminary-Final Plat\), 75 \(Preliminary-Final Replat\), 76 \(Record Plat\), 77 \(Minor Plat\), 78 \(Minor Replat\), 79 \(Amending Plat\), 81 \(Conveyance Plat\), 99 \(Lots\), 105 \(Improvements\), 106 \(Screening and Buffering of](#)

Certain Residential Lots Adjacent to Streets), and 157 (Conveyance of Land Requirements) of the Subdivision Ordinance (Chapter 142 of the Code of Ordinances); to Amend Sections 40 (Nonconforming Uses and Nonconforming Structures), 41 (Specific Use Permits), 42 (Temporary Uses), 44 (Access Management Plan Approval), 45 (Site Plan Approval), 46 (Definitions), 67 (AG - Agricultural District), 68 (RED-1 - Residential Estates District), 69 (RED-2 - Residential Estates District), 70 (RS 120 - Single Family Residence District), 71 (RS 84 - Single Family Residence District), 73 (RS 60 - Single Family Residence District), 74 (RS 45 - Single Family Residence District), 75 (RD 30 - Duplex Residence District), 77 (RG 25 - General Residence District), 78 (RG 18 - General Residence District), 79 (MF-1 - Multi-Family Residential - Low Density District), 80 (MF-2 - Multi-Family Residential - Medium Density District), 81 (MF-3 - Multi-Family Residential Medium-High Density District), 83 (NC - Neighborhood Convenience District), 84 (BN - Neighborhood Business District), 85 (BG - General Business District), 86 (C - Planned Center District), 87 (O-1 - Neighborhood Office District), 88 (O - Office District), 89 (BC - Commercial Business District), 90 (ML - Light Manufacturing District), 91 (MH - Heavy Manufacturing District), 95 (MTC - McKinney Town Center District), 96 (CHD - Commercial Historic District), 130 (Vehicle Parking), 131 (Off-Street Loading), 132 (Fences, Walls, and Screening), 133 (Accessory Buildings and Uses), 134 (Performance Standards), 135 (Landscape Requirements), 137 (Communications Antennas, Satellite Dishes and Support Structures/Towers), 139 (Architectural and Site Standards), 162 (Administrative Official), 164 (Changes and Amendments), 165 (Board of Adjustment), Appendix C (Historic District Maps), Appendix F-1 (Schedule of Yards and Setbacks), Appendix F-2 (Schedule of Heights, Areas, and Densities), and Appendix F-4 (Schedule of Uses) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances); to Create Sections 42 (Dormancy and Approval Expirations) and 82 (Administratively Complete) of the Subdivision Ordinance (Chapter 142 of the Code of Ordinances); and to Create Sections 102 (RS SM - Single Family Residence District) and 141 (Residential Development Design Standards) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances).

Attachments: [PZ Staff Report](#)
[Proposed 138-429 Changes](#)
[Proposed 142-5 Changes](#)
[Proposed 142-8 Changes](#)
[Proposed 142-9 Changes](#)
[Proposed 142-42](#)
[Proposed 142-73 through 142-79 Changes](#)
[Proposed 142-81 Changes](#)
[Proposed 142-82](#)
[Proposed 142-99 Changes](#)
[Proposed 142-105 Changes](#)
[Proposed 142-106 Changes](#)
[Proposed 142-157 Changes](#)
[Proposed 146-40 Changes](#)
[Proposed 146-41 Changes](#)
[Proposed 146-42 Changes](#)
[Proposed 146-44 Changes](#)
[Proposed 146-45 Changes](#)
[Proposed 146-46 Changes](#)
[Proposed 146-67 through 146-71, 146-73 through 146-75, 146-77 Changes](#)
[Proposed 146-78 through 146-81 146-83 through 146-91 146-95 146-96](#)
[Proposed 146-102](#)
[Proposed 146-130 Changes](#)
[Proposed 146-131 Changes](#)
[Proposed 146-132 Changes](#)
[Proposed 146-133 Changes](#)
[Proposed 146-134 Changes](#)
[Proposed 146-135 Changes](#)
[Proposed 146-137 Changes](#)
[Proposed 146-139 Changes](#)
[Proposed 146-141](#)
[Proposed 146-162 Changes](#)
[Proposed 146-164 Changes](#)

[Proposed 146-165 Changes](#)

[Proposed Appendix C Title Changes](#)

[Proposed F-1 Changes](#)

[Proposed F-2 Changes](#)

[Proposed F-4 Changes](#)

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 7th day of September, 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.