



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, June 11, 2013

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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**PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.**

#### **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.*

**13-589**     [Minutes of the Planning and Zoning Commission Regular Meeting of May 28, 2013](#)

**Attachments:**   [Minutes](#)

**13-074PF**   [Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of TCI McKinney Ranch, Inc., and Today McKinney Ranch II, L.P., for Approval of a Preliminary-Final Plat for 94 Single Family Residential Lots, 2 Non-Residential Lots, and 6 Common Areas \(Workman Floyd Addition\), Being Fewer than 34 Acres, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway](#)

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

**END OF CONSENT AGENDA**

#### **REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**13-091Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

[Request by Southern Land Company, L.L.C., on Behalf of SLC McKinney Partners, L.P., for a Request to Rezone Fewer than 29 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Future Stonebridge Drive and Approximately 1,300 Feet North of U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Maps](#)

**13-096Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 17, L.P. and VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 7 Acres from "AG" - Agricultural District and "PD" - Planned Development District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Modify the Allowed Land Uses and Development Standards, Located on the Northwest Corner of Chief Spotted Tail Drive and Alma Road \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**13-112Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Middleton & Associates, L.L.C., on Behalf of Heavy Ventures, L.L.C., Mike Shell, Timothy Thompson, and Stephen C. Matthews for Approval of a Request to Rezone Fewer than 2 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the West Side of Lloyd Stearman Drive and Approximately 450 Feet North of Virginia Parkway](#)

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing Ordinance No. 2008-11-106](#)  
[Zoning Exhibit A - Location Map](#)  
[Zoning Exhibit B - Metes and Bounds](#)  
[Elevations \(Informational Only\)](#)  
[Floor Plans \(Informational Only\)](#)  
[PowerPoint Presentation](#)

**13-093Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Geer Surveying & Engineering, on Behalf of Bonnie Phennel, for Approval of a Request to Rezone Fewer than 11 Acres from "AG" - Agricultural District to "ML" - Light Manufacturing District, Located Approximately 4,200 Feet East of FM 1827 \(New Hope Road\) and on the South Side of U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [P&Z Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Land Use Module Tracking Sheet](#)  
[Fiscal Impact Analysis](#)  
[Proposed Zoning Exhibit](#)  
[PowerPoint Presentation](#)

**13-095Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of SW Hillcrest/380, L.P., for Approval of a Request to Rezone Fewer than 11 Acres from "AG" - Agricultural District to "ML" - Light Manufacturing District, Located on the South Side of U.S. Highway 380 \(University Drive\) and Approximately 1,200 Feet East of C.R. 1827 \(New Hope Road\)](#)

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Land Use Module Tracking Sheet](#)  
[Fiscal Impact 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 7th day of June, 2013 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.