



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, May 28, 2013

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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.

13-531 [Minutes of the Planning and Zoning Commission Regular Meeting of May 14, 2013](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

13-063PR2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shaddock Developers, Ltd., on Behalf of MVC Investments, Ltd., for Approval of a Preliminary-Final Replat for 48 Single Family Residential Lots and 6 Common Areas \(Enclave at Hidden Creek\), Being Fewer than 4 Acres, Located Approximately 1,600 Feet North of Eldorado Parkway and on the East Side of Orchid Drive](#)

Attachments: [PZ Minutes 051413](#)
[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[PowerPoint Presentation](#)

13-085Z [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

Request by Kimley-Horn And Associates, Inc., on Behalf of Creststone Investors, L.L.C., for Approval of a Request to Rezone Fewer than 15 Acres from "MH" - Heavy Manufacturing District and "ML" - Light Manufacturing District to "PD" - Planned Development District, Generally to Modify the Uses and Development Standards, Located Approximately 1,700 Square Feet North of Plateau Drive and on the East Side of McDonald Street (State Highway 5)

Attachments: [PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Zoning Exhibit](#)
[Fiscal Analysis](#)
[PowerPoint Presentation](#)

12-199Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by 4th Avenue Investments, on Behalf by Coleman Inma Leigh and Honey Creek Partners, L.P., for Approval of a Request to Rezone Fewer than 5 Acres from "AG" - Agricultural District to "PD" - Planned Development District and Zone Fewer than 2 Acres to "PD" - Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Northeast Corner of Country Club Road and Nature Place

Attachments: [PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

12-234Z4 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verizon Wireless, on Behalf of Roanoke Manor, L.L.C., for Approval of a Request to Rezone Fewer than 4 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District, to Allow for a

[Support Tower for Cellular Communication Antennas, Located Approximately 1,500 Feet East of Lake Forest Drive and Approximately 230 Feet South of Future Collin McKinney Parkway](#)

Attachments: [PZ Minutes 03-26-13](#)
[PZ Minutes 03-12-13](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Zoning Exhibit - Boundary](#)
[Existing Ordinance No. 00-09-064](#)
[Zoning Exhibit - Site Plan](#)
[Propagation Map - Before](#)
[Propagation Map - After](#)
[PowerPoint Presentation](#)

13-100M [Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.](#)

Attachments: [P&Z Staff Report](#)
[P&Z Powerpoint Mid Year 2013](#)
[Project List Mid-Year 2013](#)
[Roadway Projects Map 2013](#)
[Utility Projects Map 2013](#)

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 24th day of May, 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.