



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 8, 2013

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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

13-1036 [Oath of Office](#)

13-1037 [Election of Chair and Vice-Chair](#)

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.

13-1038 [Minutes of the Planning and Zoning Commission Regular Meeting of September 24, 2013](#)

Attachments: [Minutes](#)

13-141PF [Consider/Discuss/Act on the Request by Spiars Engineering, Inc., on Behalf of McKinney 18, L.P., for Approval of a Preliminary-Final Plat for 74 Single Family Residential Lots, 2 Lots and 5 Common Areas \(Craig Ranch North Phase 3\), Being Fewer than 20 Acres, Located on the Northwest Corner of Alma Road and Stacy Road](#)

Attachments: [PZ Staff Report](#)
[Standard Conditions Checklist](#)
[Letter of Intent](#)
[Location Map and Aerial Exhibit](#)
[Proposed Preliminary-Final Plat](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

13-187Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Baird, Hampton & Brown, Inc., on Behalf of TCG Custer/380 Investors, L.L.C., for Approval of a Request to Rezone Fewer than 2 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "BG" - General Business District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of Custer Road and U.S. Highway 380 \(University Drive\)](#)

Attachments: [PZ Report](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Module Tracking Sheet \(Module 6\)](#)
 [Proposed Zoning Exhibit](#)
 [PowerPoint Presentation](#)

13-194Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by 3 BT's, Inc., on Behalf of Troiani Family Investments, Ltd., for Approval of a Request to Rezone Fewer than 4 Acres from "RG-18" - General Residence District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Rockhill Road and North Brook Drive](#)

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

13-193Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 4 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to](#)

[“PD” - Planned Development District and “REC” - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southwest Corner of Van Tuyl Parkway and TPC Drive](#)

Attachments: [PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD Ord. No. 2001-02-017](#)
[Proposed Exhibit - Boundary](#)
[Proposed Exhibit - Concept Plan](#)
[Proposed Exhibit - Elevations](#)
[PowerPoint Presentation](#)

13-175GDP [Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Gammon Partners I, Ltd., for Approval of a General Development Plan for the Hills of Alma Addition, Being Fewer than 13 Acres, Located on the Northeast Corner of Silverado Trail and Alma Road](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed General Development Plan](#)
[PowerPoint Presentation](#)

13-174PF [Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Gammon Partners I, Ltd., for Approval of a Preliminary-Final Plat for 56 Single Family Residential Lots, 2 Commercial Lots and 3 Common Areas \(The Hills of Alma\), Being Fewer than 13 Acres, Located on the Northeast Corner of Silverado Trail and Alma Road](#)

Attachments: [PZ Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[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 October, 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.