



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, August 27, 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

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.

13-886 [Minutes of the Planning and Zoning Commission Regular Meeting of August 13, 2013](#)

Attachments: [Minutes](#)

13-151PF [Consider/Discuss/Act on the Request by 4th Avenue Investments, on Behalf of Honey Creek Partners, L.P., Irma Leigh Goleman, Jon Bayless and Rebecca L. Roberts Bayless, for Approval of a Preliminary-Final Plat for 12 Single-Family Residential Lots and 6 Common Areas \(Nature Place Addition\), Being Fewer than 6 Acres, Located on the Northeast Corner of Country Club Road \(F.M. 1378\) and Nature Place](#)

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

13-155CVP [Consider/Discuss/Act on the Request by A.J. Bedford Group, on Behalf of McKinney Seven 50, L.P., for Approval of a Conveyance Plat for Lots 1-5, Block A of the Tour Drive South Addition, Being Fewer than 37 Acres, Located at the Southeast](#)

Corner of Tour Drive and Custer Road

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

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

13-122Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Baldwin Associates and Emerald Cottages Group, L.L.C., on Behalf of Fourteenth Street, L.P., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 900 Feet North of Eldorado Parkway and on the East Side of Alma Road](#)

Attachments: [PZ Minutes 08-13-13](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Zoning Exhibit - Boundary](#)
[Zoning Exhibit - Site Plan](#)
[Zoning Exhibit - Landscape Plan](#)
[PowerPoint Presentation](#)

13-158MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by David R. Petree, on Behalf of Corporation of The Episcopal Diocese and McKinney Royal Investments, Ltd., for Approval of a Minor Replat for Lots 1R and 2, Block A, of the Episcopal Diocese of Dallas Addition, Being Fewer than 11 Acres, Located on the North Side of McKinney Ranch Parkway and Approximately 175 Feet West of Ridge Road](#)

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

13-173M [Consider/Discuss/Act on a Resolution Establishing what Zoning District\(s\) are Appropriate for a New and Unlisted Land Use, "Community Garden"](#)

Attachments: [Section 146-43 of the Zoning Ordinance](#)

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 23rd day of August, 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.