



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

---

Tuesday, April 23, 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.*

**13-400** [Minutes of the Planning and Zoning Commission Regular Meeting of April 9, 2013](#)

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

**10-145PF** [Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Preliminary-Final Plat for 5 Single Family Residential Lots and 5 Common Areas of the Stonebridge Ranch Parcel 511 Addition, Being Fewer Than 7 Acres, Located on the East Side of Ridge Road and Approximately 1,800 Feet North of Virginia Parkway](#)

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

**13-058CVP** [Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Circuit Louis Property Investors L.P., Madison Decker, Ltd., Spence Research Institute, Inc., LDJ Properties, Ltd., and Chapman Stonebridge, LLC, for Approval of a Conveyance Plat for Lots 1 and 2, Block A of Parcel 813B, Being Fewer than 26 Acres, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive](#)

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

#### END OF CONSENT AGENDA

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**13-046SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Turrentine Family Partnership, for Approval of a Site Plan for a Restaurant with Drive-Through Window, Being Less than 1 Acre, Located Approximately 400 Feet East of Jordan Road and on the South Side of Virginia Parkway](#)

**Attachments:** [PZ Report](#)  
[Std. Cond. for Site Plan Approval](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Building Elevations](#)  
[PowerPoint Presentation](#)

**13-079M** [Conduct a Public Hearing to Consider/Discuss/Comment on the Land Use Assumptions for the 2012-2013 Impact Fee Update](#)

**Attachments:** [LUA Staff Report](#)  
[FINAL DRAFT LUA Report](#)  
[Impact Fees-FAQs](#)  
[Brochure Roadway](#)  
[Brochure Utility](#)  
[2013 LUA 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 19th day of April, 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.