



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, October 9, 2012

6:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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#### 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.*

**12-851**     [Minutes of the Planning and Zoning Commission Regular Meeting of September 25, 2012.](#)

**Attachments:**     [Minutes](#)

**12-158PF**     [Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of The Rochelle Group, L.L.C., for Approval of a Preliminary-Final Plat for 55 Single Family Residential Lots and 4 Common Areas \(Beacon Hill at Stonebridge Ranch\), Approximately 13.39 Acres, Located Approximately 830 Feet West of Forest Ridge Lane and on the South Side of U.S. Highway 380 \(University Drive\).](#)

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

#### END OF CONSENT AGENDA

#### REGULAR ITEMS

**12-093Z3**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, Inc., on Behalf of David Huang \(Trustee\) and Seminole Bloominfive L.P., for Approval of a](#)

Request to Rezone Approximately 112.89 Acres from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for "RS 60" - Single Family Residential and "BN" - Neighborhood Business District Uses, Located on the Southwest Corner of F.M. 543 and State Highway 5 (McDonald Street). (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**12-146Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 9.48 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 East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail.

**Attachments:** PZ Staff Report  
Location Map and Aerial Exhibit  
Letter of Intent  
Proposed Development Standards  
Proposed Concept Plan  
Proposed Landscape Plan  
Proposed Architectural Rendering  
PowerPoint Presentation

**12-157M** Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Comprehensive Plan, Including the Master Thoroughfare Plan Regarding the Proposed Alignment of the Intersection of Custer Road (F.M. 2478) and the Future Extension of Wilmeth Road.

**Attachments:** Staff Report  
Proposed Master Thoroughfare Plan  
Existing Master Thoroughfare Plan  
Location Map and Aerial Exhibit  
Letters of Support  
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 5th day of October, 2012 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.