



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, February 11, 2014

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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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.*

**14-147**     [Minutes of the Planning and Zoning Commission Regular Meeting of January 28, 2014](#)

**Attachments:**     [Minutes](#)

**14-003PF**     [Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Gehan Homes, Ltd., for Approval of a Preliminary-Final Plat for 147 Single Family Residential Lots \(Robinson Ridge, Phase V\), Being Fewer than 60 Acres, Located on the East Side of County Road 161 and Approximately 3,100 Feet North of Wilmeth Road](#)

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

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

- 13-219Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Starnes Creek Venture, Ltd., for Approval of a Request to Zone Fewer than 400 Acres to "PD" - Planned Development District, Located on the North Side of F.M. 1461 and Along the West Side of C.R. 168](#)
- Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Module Tracking Worksheets SF](#)  
[Module Tracking Worksheets IL](#)  
[Fiscal Analysis](#)  
[Prop. Zoning Ex. - Dev. Regs.](#)  
[Prop. Zoning Ex. - Land Use Plan](#)  
[Prop. Zoning Ex. - Metes & Bounds](#)  
[PowerPoint Presentation](#)
- 14-010Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cates Clark Associates, on Behalf of 810/811 Ventures at Stonebridge Ranch, Ltd., for Approval of a Request to Rezone Fewer than 27 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Eldorado Parkway and Custer Road](#)
- Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ordinance 2005-11-114](#)  
[Prop. Zoning Ex. - Metes and Bounds](#)  
[Concept Plan \(Informational Only\)](#)  
[Powerpoint Presentation](#)
- 14-011Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Christian Academy, for Approval of a Request to Rezone Fewer than 60 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bois D'Arc Road and Approximately 800 Feet](#)

[West of Jordan Road](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 2011-01-002](#)  
[Prop. Zoning Exh. - Metes & Bounds](#)  
[Prop. Zoning Exh. - Site Layout](#)  
[Prop. Zoning Exh. - Fencing](#)  
[PowerPoint Presentation](#)

**13-200MRP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Allen-Correll Engineering, on Behalf of HJR Partners, L.P., for Approval of a Minor Replat for Lots 1R-1, 11, 13, and 14, Block A, of the Stonebridge Parcel 903 Addition, Being Fewer than 14 Acres, Located Approximately 250 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway](#)

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

**14-008ME** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Legacy Homes, for Approval of a Meritorious Exception for Legacy Homes McKinney Apartments, Being Fewer than 12 Acres, Located Approximately 350 Feet East of Community Avenue and Approximately 180 Feet North of White Avenue](#)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Elevations](#)  
[Proposed Covered Parking Structure](#)  
[PowerPoint Presentation](#)

**14-014M** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Sections 146-45 \(Definitions\), 146-70 \(RS 120 District\), 146-71 \(RS 84 District\), 146-72 \(RS 72 District\), 146-73 \(RS 60 District\), 146-74 \(RS 45 District\), 146-75 \(RD 30 District\), 146-76 \(RG 27 District\), 146-77 \(RG 25 District\), 146-83 \(NC District\), 146-84 \(BN District\), 146-85 \(BG District\), 146-86 \(C District\), 146-87 \(O-1 District\), 146-88 \(O District\), 146-89 \(BC District\), 146-90 \(ML District\), 146-91 \(MH District\), 146-130 \(Vehicle Parking\), Appendix F-1 \(Schedule of Yards and Setbacks\), Appendix F-2 \(Schedule of Heights, Areas, and Densities\) and Appendix F-4 \(Schedule of Uses\) of the Zoning Regulations; and to Establish Sections 146-102 \(SF12 District\), 146-103 \(SF10 District\), 146-104 \(SF8 District\), 146-105 \(SF7.2 District\), 146-106 \(SF5 District\), 146-107 \(DR District\), 146-108 \(TH District\), 146-109 \(SO District\), 146-110 \(RO District\), 146-111 \(C1 District\), 146-112 \(C2 District\), 146-113 \(C3 District\), 146-114 \(LI District\) and 146-115 \(HI District\) of the Zoning Regulations](#)

**Attachments:** [PZ Staff Report](#)  
[Proposed Districts with Comparison Districts](#)  
[Proposed 146-46 Changes](#)  
[Proposed District Regulation Changes](#)  
[Proposed 146-130 Changes](#)  
[Proposed F-1 Changes](#)  
[Proposed F-2 Changes](#)  
[Proposed F-4 Changes](#)

## 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 7th day of February, 2014 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.