



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, March 25, 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.*

**14-310**     [Minutes of the Planning and Zoning Commission Regular Meeting of March 11, 2014](#)

**Attachments:**     [Minutes](#)

**14-045PF**     [Consider/Discuss/Act on the Request by Twenty Rule Inc., on Behalf of Joplin Partners Ltd., for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A of the Twenty Rule Addition, Being Fewer Than 8 Acres, Located at the Southwest Corner of Forest Ridge Lane and University Drive \(U.S. Highway 380\)](#)

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

**END OF CONSENT AGENDA**

#### REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

**13-195Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorburg Company, on Behalf of Willow Park](#)

Development, for Approval of a Request to Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Prop. Zoning Exh. - Metes & Bounds](#)  
[Prop. Zoning Exh. - Site Layout](#)  
[Prop. Zoning Exh. - Dev. Reg.](#)  
[PowerPoint Presentation](#)

**14-054Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Spiars Engineering, Inc., on Behalf of Ysis Partners, L.P., for Approval of a Request to Rezone Fewer Than 17 Acres from "PD" - Planned Development District to "RS 60" - Single Family Residence District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and on the West Side of F.M. 1461 (Future Lake Forest Drive)

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Module Tracking Worksheet](#)  
[Prop. Zoning Exh. - Metes & Bounds](#)  
[PowerPoint Presentation](#)  
[Prop. Zoning Exh. - Boundary](#)

**14-044Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by American Auto Spa, on Behalf of Lett Lane Group L.L.C., for Approval of a Request to Rezone Less than 1 Acre from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Custer Road and Westridge Boulevard

**Attachments:** [PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Prop. Zoning Exhibit - Property](#)  
[Prop. Zoning Exhibit - Renderings](#)  
[Proposed Site Plan \(Informational\)](#)  
[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 21st day of March, 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.