



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, January 28, 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.*

**14-113**     [Minutes of the Planning and Zoning Commission Regular Meeting of January 14, 2014](#)

**Attachments:**   [Minutes](#)

**14-015CVP** [Consider/Discuss/Act on the Request by McKinney Economic Development Corporation, for Approval of a Conveyance Plat for Lot 1R, Lot 2, and Lot 3 Block B, of the University Business Park Addition, Being Fewer than 32 Acres, Located on the Southeast Corner of Bray Central Drive and Commerce Drive.](#)

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

#### **END OF CONSENT AGENDA**

#### **REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**13-154Z2**   [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of McKinney Housing Authority, for Approval of a Request to Rezone Fewer](#)

than 6 Acres from "BG" - General Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of McDonald Street (State Highway 5) and on the North Side of McMakin Street

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Zoning Exhibit - Metes and Bounds](#)  
[Zoning Exhibit - Dev. Standards](#)  
[PowerPoint Presentation](#)

**13-164Z2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates. L.L.C., on Behalf of Prime Income Management, for Approval of a Request to Rezone Fewer than 70 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, Tract 1 is Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road, Tract 2 is Located on the Northwest Corner of McKinney Ranch Parkway and Stacy Road, Tract 3 is Located on the Northeast Corner of McKinney Ranch Parkway and Stacy Road and Tract 4 is Located on the Southeast Corner of McKinney Ranch Parkway and Ridge Road

**Attachments:** [PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Zoning Exhibit - Metes and Bounds](#)  
[Zoning Exhibit - Conceptual Layout](#)  
[Zoning Exhibit - Cross Section](#)  
[Zoning Exhibit - Dev. Standards](#)  
[PowerPoint Presentation](#)

**13-237PR2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Economic Development Corporation, for Approval of a Preliminary-Final Replat for Lots 1R1, 2R and 3R,

Block B, of the University Business Park Addition, Being Fewer than 32 Acres, Located on the Southeast Corner of Bray Central Drive and Commerce Drive

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

**13-256PFR** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Denton Loop 288, L.P., on Behalf of QuikTrip Corporation and Community Bank of Raymore, for Approval of a Preliminary-Final Replat for Lots 1-4, Block A, of the Denton Loop 288 Addition, Being Fewer than 15 Acres, Located on the Southwest Corner of Henneman Way and Stacy Road

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

**13-275PFR** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Preliminary-Final Replat for Lots 1R, 2R, and 3R, Block A, of the Water Tower Addition, Being Fewer than 8 Acres, Located on the South Side of Virginia Parkway and approximately 300 Feet West of Custer Road

**Attachments:** [PZ Staff Report](#)  
[Standard Conditions for Preliminary-Final Plat-Replat.doc](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Replat](#)  
[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 23rd of January, 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.