



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, February 14, 2012

6:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

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.

12-088 [Minutes of the Planning and Zoning Commission Regular Meeting of January 24, 2012](#)

Attachments: [Minutes](#)

11-169PF [Consider/Discuss/Act on the Request by Harry Powell & Associates, Inc., on Behalf of SLC McKinney Partners, L.P., for Approval of a Preliminary-Final Plat for the Tucker Hill, Phase 2 Addition, Approximately 21.94 Acres, Located on the East and West Sides of Tremont Boulevard and Approximately 1,000 Feet North of U.S. Highway 380 \(University Drive\).](#)

Attachments: [Staff Report](#)
 [Std Conditions for Pre-Final Plat](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Pre-Final Plat](#)

12-007CP [Consider/Discuss/Act on the Request by The Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Concept Plan for Parcel 506, Phase 2, Approximately 4.63 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.](#)

Attachments: [PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Concept Plan](#)

12-009PF [Consider/Discuss/Act on the Request by The Keller Salons of Volterra, on Behalf of Liberty Federal Savings Bank, for Approval of a Preliminary-Final for Lots 1 and 2, Block A of the Salons of Volterra Addition, Approximately 4.63 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.](#)

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

12-015PF [Consider/Discuss/Act on the Request by Dowdy, Anderson & Associates, Inc., on Behalf of Pointe Wynn Ridge, L.L.C., for Approval of a Preliminary-Final Plat for Wynn Ridge Estates, Approximately 75.00 Acres, Located on the West Side of Ridge Road and Approximately 1,600 North of Virginia Parkway.](#)

Attachments: [Staff Report](#)
[Std Conditions for Pre-Final Plat](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Pre-Final Plat](#)

END OF CONSENT AGENDA

REGULAR ITEMS

11-167Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Lenity Group, L.L.C., on Behalf of Linkside Drive Investment Group, L.L.C., for Approval of a Request to Rezone Approximately 5.24 Acres, from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for a Nursing Home Use, Located on the Northwest](#)

Corner of Stonebridge Drive and Linkside Point Drive.

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[PD 2000-11-092](#)
[PowerPoint Presentation](#)

- 11-184Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd, Joplin, P.C., on Behalf of McKinney Medical Center, for Approval of a Request to Rezone Approximately 48.16 Acres from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Frisco Road and McDonald Street \(State Highway 5\).](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[PD 96-11-51](#)
[Proposed Development Regulations](#)
[PowerPoint Presentation](#)

- 11-191Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, on Behalf of David Huang, for Approval of a Request to Rezone Approximately 65.24 Acres from “AG” - Agricultural District to “PD” - Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the West Side of McDonald Street and Approximately 1,400 Feet North of Wilmeth Road.](#)

Attachments: [Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Impact Analysis](#)
[Proposed Zoning Exhibit](#)
[Proposed Development Regulations](#)
[PowerPoint Presentation](#)

12-010SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by The Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Site Plan for the Salons of Volterra at Stonebridge Ranch, Approximately 2.45 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.](#)

Attachments: [PZ Staff Report](#)
[Standard Conditions Checklist](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint](#)

12-012Z [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 Parking Requirements for Multi-Family Residential Uses, Located on the East Side of McKinney Ranch Parkway and Approximately 1,000 Feet West of Ridge Road. \(CASE HAS BEEN WITHDRAWN\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

12-011Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Request to Rezone Approximately 7.48 Acres from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of Wilmeth Road and U.S. Highway 75 \(Central Expressway\).](#)

Attachments: [PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[PZ Staff Report from 012412](#)
[Zoning Exhibit - Site and Landscape Plan](#)
[Zoning Exhibit - Metes and Bounds](#)
[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 10th day of February, 2012 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.