



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, October 25, 2011

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 individual by any Commission member making such request prior to a motion and vote on the Consent items.

- 11-505** [Minutes for the Planning and Zoning Commission Regular Meeting of October 11, 2011](#)

Attachments: [Minutes](#)

- 11-148PF** [Consider/Discuss/Act on the Request by Sanchez and Associates, L.L.C., on Behalf of Beazer Homes and Behringer Harvard McKinney Land L.P., for Approval of a Preliminary-Final Plat for 53 Single Family Residential Lots and 5 Common Areas \(Fairway Meadows Addition\), Approximately 12.82 Acres, Located on the North Side of Silverado Trail and Approximately 150 Feet West of La Tierra Linda Trail.](#)

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

END OF CONSENT AGENDA

REGULAR ITEMS

- 11-133Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of the City of McKinney, T. L, Wheeler, Jr., and Standard Pacific of Texas, for](#)

[Approval of a Request to Rezone Approximately 128.95 Acres from "PD" - Planned Development District, "AG" - Agricultural 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 Alma Road and on the North Side of Silverado Trail. \(REQUEST TO BE TABLED\)](#)

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

11-135Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dunhill Homes, on Behalf of Graham Mortgage Corporation, for Approval of a Request to Rezone Approximately 13.07 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Rear Yard Setback, Located on the West Side of Hardin Boulevard and Approximately 1,050 Feet North of State Highway 380 \(University Drive\). \(REQUEST TO BE TABLED\)](#)

Attachments: [Maps](#)

11-149Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Request to Rezone Approximately 4.32 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Location on the Southeast Corner of Adriatic Parkway and Mediterranean Drive.](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[PD 2010-11-052](#)
[SUP 2007-06-063](#)
[PD 2006-11-129](#)
[PD 2006-09-104](#)
[PD 2005-02-017](#)
[Proposed Zoning Exhibit](#)
[Proposed Building Elevations](#)
[PowerPoint Presentation](#)

11-137SU2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LINFER Properties, L.L.C., for Approval of a Site Plan and Specific Use Permit for a Restaurant with Drive Through Window and an Additional Retail/Restaurant Building, Approximately 1.19 Acres, Located on the Southeast Corner of McDonald Street and Anthony Street.](#)

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

11-142MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Wier & Associates, Inc., on Behalf of Columbia Medical Center of McKinney Subsidiary, L.P., for Approval of a Minor Replat for Lot 7R, Block I and Lot 1, Block A, of the Columbia Medical Campus of McKinney Addition, Approximately 19.11 Acres, Located on the Northeast Corner of Spur 399 and Frisco Road.](#)

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

11-144MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Encore Wire Corporation, for Approval of a Minor Replat for Lot 1R3, Block A, of the Encore Wire, LTD. Two Addition, Approximately 79.86 Acres, Located on the Southeast Corner of Millwood Street and Elm Street.](#)

Attachments: [PZ Staff Report](#)
[Standard Conditions Checklist](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[PowerPoint](#)

11-146SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering Development Company, Inc., on Behalf of Encore Wire Corporation, for Approval of a Site Plan for Encore Wire - Plant 6, Approximately 11.86 Acres, Located on the Southeast Corner of Millwood Street and Elm Street.](#)

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

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 October, 2011 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.

