



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, June 14, 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.

11-002PZ [Minutes of the Planning and Zoning Commission Regular Meeting of May 24, 2011](#)

Attachments: [Minutes](#)

11-081CV2 [Consider/Discuss/Act on the Request by C & C Development, L.P., on Behalf of McKinney Seven 28, L.P., and Festival Center, for Approval of a Conveyance Plat for Lots 6 and 7, Block A, of the Henneman-Stacy Addition, Approximately 13.48 Acres, Located on the Southwest Corner of Collin McKinney Parkway and Stacy Road.](#)

Attachments: [PZ Report](#)

[Maps](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

11-078PF [Consider/Discuss/Act on the Request by RLK Engineering, on Behalf of Gammon Partners I, Ltd. and Frisco Independent School District, for Approval of a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Comstock Elementary School Addition, Approximately 30.02 Acres, Located on the Northeast Corner of Alma Road and Silverado Trail.](#)

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

11-074PF [Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Landon Family Investments, L.P., for Approval of a Preliminary-Final Plat for 107 Single Family Residential Lots and 6 Common Areas \(Shiloh Lakes, Phases 1 and 2\), Approximately 33.16 Acres, Located on the South Side of Bristol Drive and Approximately 2,040 Feet East of Custer Road](#)

Attachments: [Staff Report](#)
[Standard Conditions Checklist](#)
[Maps](#)
[Letter of Intent](#)
[Proposed Preliminary Final Plat](#)

10-106PF [Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of Behringer Harvard, for Approval of a Preliminary-Final Plat for Fairway Meadows Addition, 53 Single Family Residential Lots, Approximately 12.58 Acres, Located on the North Side of Silverado Trail and Approximately 120 Feet West of La Tierra Linda Trail.](#)

Attachments: [Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Plat](#)

END OF CONSENT AGENDA

REGULAR ITEMS

11-080Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of Scott Communities Buildings, L.P., for Approval of a Request to](#)

Rezone Approximately 22.05 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 and for Single Family Detached and Attached Uses, Located on the South Side of McKinney Ranch Parkway and Approximately 1,050 Feet West of Lake Forest Drive. (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

- 11-082SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by January Consultants, Inc., on Behalf of Robert Richardson, for Approval of a Site Plan for a Kennel Facility with Outside Runs (Castle Creek Ranch Pet Resort), Approximately 1.94 Acres, Located on the Northwest Corner of Virginia Parkway and Mallard Lakes Drive. (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

- 11-077Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of CLF Group I, for Approval of a Request to Rezone Approximately 23.00 Acres from "AG" - Agricultural District to "BG" - General Business District, Located on the Southeast Corner of Ridge Road and U.S. Highway 380 (University Drive).

Attachments: PZ Report
Maps
Letter of Intent
Fiscal Analysis
Proposed Zoning Exhibit
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 June, 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.