



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, June 28, 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.

11-003PZ [Minutes of the Planning and Zoning Commission Regular Meeting of June 14, 2011](#)

Attachments: [Minutes](#)

11-075PF [Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Reins Investments, Ltd. and Barbara Lindsay, for Approval of a Preliminary-Final Plat for 237 Single Family Residential Lots and 18 Common Areas \(Wynn Ridge\), Approximately 74.58 Acres, Located on the West Side of Ridge Road and Approximately 1,600 Feet North of Virginia Parkway.](#)

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

11-071PF [Consider/Discuss/Act on the Request by Standard Pacific of Texas, for Approval of a Preliminary-Final Plat for 354 Single Family Residential Lots and 11 Common Areas \(Stone Hollow Addition\), Approximately 83.28 Acres, Located on the East Side of Alma Road and on the North Side of Silverado Trail.](#)

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

END OF CONSENT AGENDA

REGULAR ITEMS

11-082SP1 [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.](#)

Attachments: [PZ Staff Report](#)
[Site Plan Approval Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)

11-080Z1 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of Scott Communities Buildings, L.P. and Townhome Builders at Pecan Park, Inc., 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, Located on the South Side of McKinney Ranch Parkway and Approximately 1,050 Feet West of Lake Forest Drive.](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD 2002-05-038](#)
[Existing PD 2003-01-007](#)
[Existing PD 2005-01-005](#)
[Existing PD 2006-05-054](#)
[Proposed GDP](#)
[Proposed Development Standards](#)
[Proposed Architectural Elements](#)
[Proposed Architectural Checklist](#)
[PowerPoint Presentation](#)

11-085MRP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by The British Builder, L.L.C., for Approval of a Minor Replat for Lots 1 and 2, Block A, of The British Builder Addition, Approximately 0.45 Acres, Located on the South Side of Pine Street and Approximately 60 Feet East of Baker Street.](#)

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

11-092SUP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Esterly, Schneider & Associates, Inc., AIA, on Behalf of O'Reilly Automotive, Inc., to Extend the Approval for an Existing Specific Use Permit for an Indoor Automotive Parts Sales Building \(O'Reilly Auto Parts\), Approximately 0.78 Acres, Located on the West Side of Custer Road and Approximately 900 Feet North of Virginia Parkway.](#)

Attachments: [PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Approved SUP No. 2010-11-048](#)
[Previous PZ Staff Report](#)
[PowerPoint Presentation](#)

11-086SP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of Scott Communities Builders, L.P., for Approval of a Site Plan for an Amenity Center \(Pecan Park Amenity Center\), Approximately 1.80 Acres, Located on the Southwest Corner of Mesquite Drive and Pecan Knoll Drive.](#)

Attachments: [PZ Staff Report](#)
[Site Plan Approval Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[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 24th 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.