



# PLANNING AND ZONING COMMISSION

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WORK SESSION  
and  
MEETING AGENDA  
TUESDAY, SEPTEMBER 22, 2009  
COUNCIL CHAMBER OF CITY HALL  
222 N. TENNESSEE STREET  
MCKINNEY, TEXAS 75069

## **I. 5:00 PM WORK SESSION**

1. Discussion of Agenda Items for the September 22, 2009, Planning and Zoning Commission Meetings.
2. Commission and Staff Comments: Comments relating to items of public interest such as staff recognition, upcoming meetings, awards.

## **II. 6:30 PM CALL REGULAR MEETING TO ORDER**

## **III. CONSENT ITEMS**

These items consist of non-controversial or "housekeeping" items required by law. Any Commission member making such request prior to a motion and vote on the Consent items may consider items individually.

1. Consider/Discuss/Act on the Minutes of the August 31, 2009 City Council and Planning and Zoning Commission Joint Work Session Meeting.
2. Consider/Discuss/Act on the Minutes of the September 8, 2009 Planning and Zoning Commission Meeting.

## **IV. REGULAR ITEMS**

### **\*DENOTES PUBLIC HEARING**

3. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Western Rim Investors 2007-2, L.P., for Approval of a Site Plan for a Multi-Family Development (The Estates at Eldorado), Approximately 30.58 Acres, Located on the North and South Sides of Collin McKinney Parkway and Approximately 750 Feet West of Test Drive.

**09-125SP\***  
**PH**

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| 4. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of McKinney Arthritis & Osteoporosis Center, L.L.C., for Approval of a Site Plan for a Medical Office Building (Texoma Arthritis Clinic), Approximately 0.70 Acres, Located Approximately 850 Feet North of White Avenue and Approximately 200 Feet West of Redbud Boulevard. | <b>09-037SP*<br/>PH</b>  |
| 5. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Southern Land Company for Approval of a Site Plan for the Tucker Hill Residents' Club, Approximately 2.64 Acres, Located on the Northwest Corner of Fleetwood Street and Grassmere Lane.  | <b>09-110SP*<br/>PH</b>  |
| 6. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Mountainprize, Inc., for Approval of Site Plan for a Convenience Store with Motor Vehicle Fuel Sales (RaceTrac), Approximately 1.11 Acres, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 900 Feet West of U.S. Highway 75.    | <b>09-114SP*<br/>PH</b>  |
| 7. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering and Development Company, Inc., on Behalf of Eldorado 49 Partners, Ltd., for Approval of a Site Plan for a Gymnastics Facility (Zenith Elite Gymnastics), Approximately 2.47 Acres, Located on the North Side of Eldorado Parkway and on the West Side of Orchid Drive.                          | <b>09-117SP*<br/>PH</b>  |
| 8. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Eldorado 49 Partners Ltd., for Approval of a Preliminary-Final Replat for Lots 2R1 and 4, Block A, of the Craig Addition, Approximately 5.64 Acres, Located on the North Side of Eldorado Parkway and on the West Side of Orchid Drive.               | <b>09-118PFR*<br/>PH</b> |
| 9. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering and Development Company, Inc., on Behalf of Encore Wire Corporation, for Approval of a Site Plan for a Research and Development Center (Encore Wire Corporation), Approximately 6.00 Acres, Located on the South Side of Elm Street and Approximately 2,000 Feet West of Airport Road.          | <b>09-120SP*<br/>PH</b>  |

10. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Holy Family School, for Approval of a Site Plan for a Cafeteria Facility (Holy Family School), Approximately 1.97 Acres, Located on the Northeast Corner of Throckmorton Street and Seneca Street.

**09-122SP\*  
PH**

11. Conduct a Public Hearing to Consider/Discuss/Act on the Request by The Bungalow Company, for Approval of a Minor Replat for Lots 1-4, Block A, of the Craftsman Addition, Approximately 0.38 Acres, Located on the West Side of Kentucky Street and Approximately 150 Feet North of Walker Street. **REQUEST TO BE TABLED.**

**09-124MRP\*  
PH**

12. Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City Of McKinney, for Approval of an Amendment to Chapter 146 Zoning Regulations of the City of McKinney Code of Ordinances to Establish Wind Energy Conversion System Regulations.

**09-015M\*  
PH**

## **V. ADJOURN**

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Posted in accordance with the Texas Government Code, Chapter 551, on the 18<sup>th</sup> day of SEPTEMBER 2009 at or before 5:00 p.m.

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**Sandy Hart, TRMC, MMC  
City Secretary**

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the Planning Department at 972-547-7475 or Metro 972-562-6080, Extension 7475 within 48 hours of the scheduled business meeting date. Reasonable accommodations will be made to assist your needs.