



# PLANNING AND ZONING COMMISSION

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WORK SESSION  
and  
MEETING AGENDA  
TUESDAY, SEPTEMBER 8, 2009  
COUNCIL CHAMBER OF CITY HALL  
222 N. TENNESSEE STREET  
MCKINNEY, TEXAS 75069

## **I. 5:30 PM WORK SESSION**

1. Discussion of Agenda Items for the September 8, 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 25, 2009 Planning and Zoning Commission Meeting.

## **IV. REGULAR ITEMS**

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

2. Conduct a Public Hearing to Consider/Discuss/Act on the Request by Halff Associates, Inc., on Behalf Oncor Electric Delivery, for Approval of a Site Plan for a Service Center (Oncor McKinney Service Center), Approximately 13.04 Acres, Located on the North Side of State Highway 121 and Approximately 2,025 Feet East of Hardin Boulevard.
3. Conduct a Public Hearing to Consider/Discuss/Act on the Request by C & C Development I, L.L.C., on Behalf of Mid-Alma, L.P., for Approval of a Preliminary-Final Plat, for Lots

**09-082SP\***  
**PH**

**09-109PFR\***  
**PH**

8R and 9, Block A, of the North Texas Athletic Center Addition, Approximately 7.78 Acres, Located on the East Side of Alma Road and Approximately 550 Feet North of Henneman Way.

4. Conduct a Public Hearing to Consider/Discuss/Act on the Request by SDH Realty, Ltd., on Behalf of CR Master, L.P., for Approval of a Site Plan for a Sand Volleyball Complex, Retail Building, and Cafe (North Texas Athletic Center), Approximately 5.00 Acres, Located on the East Side of Alma Road and Approximately 550 Feet North of Henneman Way.
5. 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.
6. Conduct a Public Hearing to Consider/Discuss/Act on the Request by PM Realty Group, on Behalf of Joplin Partners, Ltd., for Approval of a Request to Rezone Approximately 2.36 Acres from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Architectural Standards, Located on the South Side of Virginia Parkway and Approximately 750 Feet West of Crutcher Crossing.

**09-108SP\***  
**PH**

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

**09-126Z\***  
**PH**

## **V. ADJOURN**

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Posted in accordance with the Texas Government Code, Chapter 551, on the 4<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.