



**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, DECEMBER 14, 2010**  
**COUNCIL CHAMBERS**  
**222 N. TENNESSEE STREET**  
**6:30 PM**

**REGULAR MEETING**

**CALL TO ORDER**

**CONSENT AGENDA** *(This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent Items.)*

Consider/Discuss/Act on the Minutes of the November 9, 2010 Planning and Zoning Commission Regular Meeting.

**10-083CP** Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Concept Plan for The Heights at Westridge, Phase IV, Approximately 33.07 Acres, Located on the East Side of Coit Road and Approximately 800 Feet South of Westridge Boulevard.

**10-084PF** Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Preliminary-Final Plat for 177 Single Family Residential Lots (The Heights at Westridge, Phase IV), Approximately 33.07 Acres, Located on the East Side of Coit Road and on the South Side of Westridge Boulevard.

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**10-130Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorburg Retail Corporation, on Behalf of Blackmon Ranch, Ltd., for a Request to Rezone Approximately 23.20 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 Approximately 825 Feet East of Lake Forest Drive and on the South Side of McKinney Ranch Parkway.

- 10-117Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of McKinney Christian Academy, for Approval of a Request to Rezone Approximately 59.98 Acres, from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bois D’Arc Road and Approximately 800 Feet West of Jordan Road.
- 10-126Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by CB Jeni Homes, on Behalf of Valliance Bank, for Approval of a Request to Rezone Approximately 3.97 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, Generally on the Southwest Corner of Fort Buckner Drive and Chickasaw Trail and on the East and West Sides of Rowlett Creek Way, Between Chief Spotted Tail Drive and Kickapoo Drive.
- 10-127Z** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Oden Hughes, L.L.C., on Behalf of Skyline/380 Commercial, L.L.C., for Approval of a Request to Rezone Approximately 12.80 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards and for Multiple Family Uses, Located on the North Side of U.S. Highway 380 (University Drive) and on the West Side of Skyline Drive. **REQUEST TO BE TABLED.**
- 10-124MRP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by C & C Development I, L.L.C., on Behalf of Eldorado 49 Partners, Ltd., for Approval of a Minor Replat for Lots 4R & 5, Block A, of The Craig Addition, Approximately 3.17 Acres, Located on the North Side of Eldorado Parkway and on the West Side of Orchid Drive.
- 10-128SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Eldorado 49 Partners, Ltd., for Approval of a Site Plan for an Indoor Auto Parts Sales Store (AutoZone), Approximately 1.01 Acres, Located on the North Side of Eldorado Parkway and Approximately 300 Feet West of Orchid Drive.
- 10-092SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carwin Advisors, L.L.C., on Behalf of Collin CR Wellness Communities, L.L.C., for Approval of a Site Plan for a Multiple Family Residential

Development (The Retreat at Craig Ranch), Approximately 33.89 Acres, Located on the East Side of Custer Road and on the South Side of Stacy Road.

- 10-129ME** Conduct a Public Hearing to Consider/Discuss/Act on the Request by GHA Architecture/Development, on Behalf of Frank Williams, II, for Approval of a Meritorious Exception for Del Taco, Approximately 0.68 Acres, Located on the North Side of U.S. Highway 380 (University Drive) and Approximately 235 Feet West of Graves Street.
- 10-131M** Consider/Discuss/Act on a Resolution Establishing what Zoning District(s) are Appropriate for a New and Unlisted Land Use, "Indoor Gun Range."
- 10-122M** Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

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.

## **END OF REGULAR AGENDA**

## **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 10<sup>th</sup> day of December, 2010 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, please contact the Planning Department at 972-547-2000 within 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.