

## PLANNING AND ZONING COMMISSION

JULY 28, 2015

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Tuesday, July 28, 2015 at 6:00 p.m.

Commission Members Present: Vice-Chairman Matt Hilton, Jim Gilmore, Deanna Kuykendall, Mark McReynolds, Dick Stevens, and Cameron McCall - Alternate

Commission Members Absent: Chairman Rick Franklin and Eric Zepp

Staff Present: Executive Director of Development Services Michael Quint, Interim Director of Planning Brian Lockley, Planner II Samantha Pickett, Planners Eleana Galicia and Aaron Bloxham, and Administrative Assistant Terri Ramey

There were ten guests present.

Vice-Chairman Hilton called the regular meeting to order at 6:00 p.m. after determining a quorum was present.

Vice-Chairman Hilton explained the format and procedures of the meeting, as well as the role of the Commission. He announced that some of the items considered by the Commission on this date would be only heard by the Planning and Zoning Commission and others would be forwarded on to City Council. Vice-Chairman Hilton stated that he would advise the audience if the case will go on to City Council or be heard only by the Planning and Zoning Commission. He stated that guests would need to limit their remarks to three minutes and speak only once. Vice-Chairman Hilton explained that there is a timer located on the podium, and when one minute of the speaker's time is remaining, the light will switch from yellow to red and a buzzer will sound. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Vice-Chairman Hilton continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, to approve the following four Consent items, with a vote of 6-0-0.

**15-730 Minutes of the Planning and Zoning Commission Regular Meeting of July 14, 2015**

**15-178CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R2, 5 and 6, Block A, of the Parkside at Craig Ranch, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road**

**15-171PF Consider/Discuss/Act on a Preliminary-Final Plat for 117 Single Family Residential Lots and 5 Common Areas (Auburn Hills, Phase 3), Located on the North Side of U.S. Highway 380 (University Drive) and East and West of County Road 160 and South of Wilmeth Road**

**END OF CONSENT**

Vice-Chairman Hilton continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**15-160Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center, "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Custer Road and U.S. Highway 380 (University Drive)**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions.

Mr. Bryan Burger, Burger Engineering, LLC, 17103 Preston Road, Dallas, TX, briefly explained the proposed rezoning request and offered to answer questions. There were none.

Vice-Chairman Hilton opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 6-0-0.

Vice-Chairman Hilton stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 3, 2015.

**15-140MR2 Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R, 2R, and 7 Block A, of the Ragsdale Addition, Located on the Northeast Corner of Sorrell Road and Sorrell Circle**

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed minor replat. She stated that Staff recommends approval of the proposed minor replat and offered to answer questions.

Mr. Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee Street, McKinney, TX, concurred with the Staff report and offered to answer questions. There were none.

Vice-Chairman Hilton opened the public hearing and called for comments.

Mr. Karl Littleton, 2721 White Rock Creek Drive, McKinney, TX, asked for more information regarding what was being replatted, proposed screening, and if any trees were going to be removed on the property. He stated that there were some trees on the retaining wall located behind his property. Ms. Galicia explained the proposed replatting of the property. She stated that there would still be two lots; however, they would be larger in size. Ms. Galicia was not aware of any trees being removed on the property.

On a motion by Commission Member McReynolds, seconded by Commission Member Kuykendall, the Commission voted unanimously to close the public hearing and approve the minor replat as recommended by Staff, with a vote of 6-0-0.

**END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Mr. Michael Quint, Director of Development Services, welcomed Mr. Brian Lockley, the new Interim Director of Planning.

There being no further business, Chairman Franklin declared the meeting adjourned at 6:10 p.m.

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MATT HILTON  
Vice-Chairman