

## **PLANNING AND ZONING COMMISSION**

**OCTOBER 22, 2013**

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, October 22, 2013 at 6:00 p.m.

Commission Members Present: Chairman Richard Franklin, Vice-Chairman George Bush, Larry Thompson, Matt Hilton, David Kochalka, Jim Gilmore, and Michael Osuna

Commission Members Absent: None

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Manager Brandon Opiela, Planners Samantha Gleinser and Steven Duong, and Administrative Assistant Terri Ramey

There were four guests present.

Chairman Franklin called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Franklin 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. Chairman Franklin 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 requested that applicants and Staff limit their remarks to ten minutes each and that guests limit their remarks to five minutes and speak only once. Chairman Franklin 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.

Chairman Franklin continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Osuna, seconded by Commission Member Thompson, to approve the following two Consent Items, with a vote of 7-0-0:

**13-1131 Minutes of the Planning and Zoning Commission  
Regular Meeting of October 8, 2013**

**13-180PF Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of McKinney Seven 50 L.P., for Approval of a Preliminary-Final Plat for 145 Single Family Residential Lots and 5 Common Areas (Fairways at Craig Ranch), Being Fewer than 25 Acres, Located Approximately 280 Feet North of Collin McKinney Parkway and on the East Side of Custer Road**

**END OF CONSENT**

Chairman Franklin continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**13-206SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Paesanos Paesanos Inc., for Approval of a Site Plan for Automobile Sales (Tovi Motors), Being Less than 1 Acre, Located on the Northeast Corner of Chestnut Street and State Highway 5 (McDonald Street)**

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained the proposed site plan. He stated that the applicant requested a variance to reduce the required landscape buffer from 20' to 10' along McDonald Street and that was why it was being considered by the Planning and Zoning Commission. Mr. Opiela stated that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Chairman Franklin asked about the structure shown on the aerial exhibit. Mr. Opiela stated that the structure shown on the aerial was no longer there. He stated that the applicant planned to build a 500 sq. ft. automobile sales office on the property.

Chairman Franklin asked if the proposed structure would meet the City's architectural requirements. Mr. Opiela said yes.

Mr. Rhett Dollins, Pogue Engineering & Development Company, 1512 Bray Central Dr., Ste. 100, McKinney, TX, explained the proposed site plan and variance to the landscape buffer requirement.

Chairman Franklin opened the public hearing and called for comments. There were none.

Commission Member Hilton asked what type of businesses could be built on the property. Mr. Opiela explained that the property was zoned for "BG" – General Business district uses. He gave various examples of businesses that could be built in

this zoning category. Mr. Opiela stated that there were space limitations to the property that would not allow some of these various businesses to be built on this property.

The Commission unanimously approved the motion by Vice-Chairman George Bush, seconded by Commission Member Jim Gilmore, to close the public hearing and approved the proposed site plan as conditioned in the staff report, with a vote of 7-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed site plan.

Chairman Franklin declared the meeting adjourned at 6:05 p.m.

---

RICHARD FRANKLIN  
Chairman