

## **PLANNING AND ZONING COMMISSION**

**OCTOBER 11, 2011**

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 11, 2011 at 6:30 p.m.

Commission Members present: Chairman Robert S. Clark, Vice-Chairman Lance Lindsay, George Bush, Rick Franklin, Matt Hilton, David Kochalka, and Larry Thompson.

Staff Present: City Secretary Sandy Hart; Director of Planning Jennifer Cox; Planners Abra Nusser, Anthony Satarino, and Alex Glushko; and Administrative Assistant Terri Ramey.

There were approximately four guests present.

Chairman Robert S. Clark called the meeting to order at 6:30 p.m. after determining a quorum was present.

Chairman Robert S. Clark 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 could be forwarded on to City Council. Chairman Robert S. Clark 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 Robert S. Clark 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 issues.

Chairman Robert S. Clark continued the meeting with the Oaths of Office.

Ms. Sandy Hart, City Secretary for the City of McKinney, gave the Oaths of Office to Robert S. Clark, Rick Franklin, and Matt Hilton.

Jennifer Cox, Director of Planning for the City of McKinney, continued the meeting with the election for a Chair and Vice-Chair.

An election was held for the Planning and Zoning Commission Chairperson. The Commission unanimously approved the motion by Commission Member Larry Thompson, seconded by Commission Member George Bush, to elect Robert S. Clark as Chairman.

An election was also held for the Planning and Zoning Commission Vice-Chairman position. The Commission unanimously approved the motion by Commission Member Rick Franklin, seconded by Commission Member Larry Thompson, to elect Lance Lindsay as Vice-Chairman.

Chairman Robert S. Clark presided and continued the meeting with the Consent Item.

The Commission unanimously approved the motion by Commission Member George Bush, seconded by Vice-Chairman Larry Lindsay, to approve the following Consent Item:

**11-478 Minutes of the Planning and Zoning Commission  
Regular Meeting of September 27, 2011**

**END OF CONSENT**

Chairman Robert S. Clark presided and continued the meeting with the Regular Items.

**11-137SUP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LINFER Properties, L.L.C., for Approval of a Site Plan and Specific Use Permit for a Restaurant with Drive Through Window and an additional Retail/Restaurant Building, Approximately 1.19 Acres, Located on the Southeast Corner of McDonald Street (State Highway 5) and Anthony Street. (REQUEST TO BE TABLED)**

Mr. Anthony Satarino, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the October 25, 2011 Planning and Zoning Commission meeting per the applicant's request.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member George Bush, seconded by Commission Member Larry Thompson, to continue

the public hearing and table the proposed site plan and specific use permit request until the October 25, 2011 Planning and Zoning Commission meeting.

**11-135Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dunhill Homes, on Behalf of Graham Mortgage Corporation, for Approval of a Request to Rezone Approximately 13.07 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Rear Yard Setback, Located on the West Side of Hardin Boulevard and Approximately 1,050 Feet North of State Highway 380 (University Drive). (REQUEST TO BE TABLED)**

Mr. Anthony Satarino, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the October 25, 2011 Planning and Zoning Commission meeting per the applicant's request.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Larry Thompson, seconded by Commission Member George Bush, to continue the public hearing and table the proposed zoning request until the October 25, 2011 Planning and Zoning Commission meeting.

**11-133Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of the City of McKinney, T. L, Wheeler, Jr., and Standard Pacific of Texas, for Approval of a Request to Rezone Approximately 128.95 Acres from "PD" - Planned Development District, "AG" - Agricultural 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 on the East Side of Alma Road and on the North Side of Silverado Trail.**

Mrs. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled until the October 25, 2011 Planning and Zoning Commission meeting per the applicant's request. She stated that Staff will re-notify for the next public hearing.

Commission Member Larry Thompson asked what the difference is between this request and a previous request for this property. Mrs. Nusser explained this request includes more property than the first request. She also gave an overview of the previous request.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, to close the public hearing and table the proposed zoning request until the October 25, 2011 Planning and Zoning Commission meeting.

**END OF THE REGULAR ITEMS**

Mr. Alex Glushko, Planner for the City of McKinney, explained that the City of McKinney Planning Department has been awarded a Certificate of Achievement in Planning Excellence from the Texas Chapter of the American Planning Association. He gave an overview of the criteria involved in winning the award and thanked the Commission Members for their support.

Chairman Robert S. Clark adjourned the meeting at 6:45 p.m.

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ROBERT S. CLARK  
Chairman