

PLANNING AND ZONING COMMISSION

AUGUST 9, 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 Wednesday, August 9, 2011 at 6:30 p.m.

Commissioners present: Chairman Robbie Clark, Vice-Chairman Darrell Tate, George Bush, Ray Eckenrode, Sean Lingenfelter, and Larry Thompson.

Commissioner absent: Jack Radke.

Staff Present: Director of Planning Jennifer Cox, Senior Planner Brandon Opiela, Planner Anthony Satarino, Planning Technician Kathy Wright, and Administrative Assistant Terri Ramey.

There were three guests present.

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

Chairman Robert 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 further considered by City Council at its regularly scheduled meeting of September 6, 2011, unless otherwise indicated. Chairman Robert Clark 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. He 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. Chairman Robert Clark asked that everyone treat others with respect, be concise in all comments, and avoid over talking issues.

The Commission unanimously approved the motion by Commissioner Sean Lingenfelter, seconded by Vice-Chairman Darrell Tate, to Approve the following Consent Item:

**11-006PZ Minutes of the Planning and Zoning Commission
Regular Meeting of July 26, 2011**

END OF CONSENT

**11-111PFR Conduct a Public Hearing to Consider/Discuss/Act on
the Request by C & C Development I, L.L.C., on Behalf**

of McKinney Seven 28, L.P, Festival Center I, Ltd., and MJC Interests, L.P., for Approval of a Preliminary-Final Plat for Lots 3R, 4R, 5R, 8, and 9, Block A, of the Henneman-Stacy Addition, Approximately 29.39 Acres, Located on the Northwest Corner of Henneman Way and Stacy Road.

Mr. Anthony Satarino, Planner for the City of McKinney, gave the staff report and explained the request. He stated that the applicant is proposing to reconfigure four lots into five lots to match the proposed development plans for the TRAXXAS corporate headquarters campus. Mr. Satarino stated that the subject property has frontage on Collin McKinney Parkway, Stacy Road, and Henneman Way. He stated that the applicant has provided each lot with adequate access to an existing street by frontage on such street or has provided a mutual access easement from the interior lots to the lots with street frontage. Mr. Satarino stated that the proposed lots meet the minimum size requirements of the zoning district for the subject property. He stated that Staff recommends approval of the proposed preliminary-final plat.

Mr. Mac McCloud, C & C Development I, L.L.C., 6850 TPC Drive, Suite # 210, McKinney, TX, concurred with Staff's comments.

Chairperson Clark opened the public hearing and called for comments. There were none.

The Commission unanimously approved the motion by Commissioner Sean Lingenfelter, seconded by Commissioner Ray Eckenrode, to close the public hearing and approve the proposed preliminary-final replat as conditioned in the staff report.

Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

Chairman Robert Clark adjourned the meeting at 6:33 p.m.

ROBERT S. CLARK
Chairman