

## **PLANNING AND ZONING COMMISSION**

**APRIL 14, 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, April 14, 2015 at 6:00 p.m.

Commission Members Present: Chairman Rick Franklin, Vice-Chairman Matt Hilton, Jim Gilmore, Deanna Kuykendall, Mark McReynolds, Dick Stevens, and Eric Zepp

Commission Member Absent: Cameron McCall - Alternate

Staff Present: Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Planning Managers Brandon Opiela and Matt Robinson; Planner II Samantha Pickett; Planners Eleana Galicia and Aaron Bloxham; and Administrative Assistant Terri Ramey

There were approximately 25 guests present.

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

Chairperson 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. Chairperson 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 stated that guests would need to limit their remarks to three minutes and speak only once. Chairperson 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 Vice-Chairman Hilton, seconded by Commission Member Gilmore, to approve the following two Consent items with a vote of 7-0-0.

**15-348 Minutes of the Planning and Zoning Commission Regular Meeting of March 24, 2015**

**15-044PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of the Mansions of McKinney Addition, Located at the Southwest Corner of McKinney Ranch Parkway and Silverado Trail**

**END OF CONSENT**

Chairman Franklin continued the meeting with the Regular Agenda Items and Public Hearings on the agenda. He stated that the Commission would vary the order of the agenda and consideration of Agenda item #15-094M commenced.

**15-094M Conduct a Public Hearing to Consider/Discuss/Act on a Waiver of Floodplain Tree Preservation for a Single Family Townhome Development (Sorrellwood Terrace), Located Approximately 500 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard (WITHDRAWN)**

Ms. Eleana Galicia, Planner for the City of McKinney, stated that the applicant officially withdrew this request and that no further action on this item was necessary.

**15-008Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Single Family Attached Residential Uses, Located Approximately 300 Feet South of Eldorado Parkway and on the East Side of Ridge Road**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone the property to generally follow the "TH" – Townhome Residential District, with reductions to the lot area, lot width, front yard setback, and side yard at corner setback. Ms. Pickett stated that Staff does not have a concern with the proposed use of townhome; however, Staff feels that supporting the modifications would be contrary to Council's goals, given that they recently adopted new districts, including "TH" – Townhome Residential District, with space limits they felt were appropriate. She stated that the applicant had requested to provide only one canopy tree per lot, instead of the typical two trees. Ms. Pickett stated that Staff felt this would lessen the overall aesthetics, and as such, could not support the reduction. She stated that the applicant had also provided additional

architectural standards to ensure exceptional quality, mandating 100 percent masonry on each elevation; however, this does not include HVAC (Heating, Ventilating, and Air Conditioning) equipment, which would be roof-mounted. Ms. Pickett stated that given these factors, Staff recommends denial of the proposed rezoning request.

Chairman Franklin asked where the HVAC equipment would be mounted on the roof. Staff displayed an exhibit showing the proposed location of the HVAC equipment on the back roof of the townhome structures.

Chairman Franklin asked if the HVAC units would only be visible to the residential area behind the townhomes. Ms. Pickett stated typically that would be correct; however, it would depend on which direction the back of the townhome units faced.

Commission Member Gilmore asked about the depth the driveways. Ms. Pickett stated that they would be 20 feet long.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud, McKinney, TX, explained the proposed rezoning request. He gave a brief history on the City's townhome ordinance changes, beginning with the ordinance from 1982 up to the current ordinance. Mr. Roeder felt that Council's focus was on density with these ordinance changes. He felt that the size of the lot had little bearing on the value of the product that was built. Mr. Roeder stated that a townhome environment consists of multiple dwelling units. He stated that they were proposing four to six dwelling units per building. Mr. Roeder stated that whether the building unit was 22 feet wide or 25 feet wide had very little bearing on the matter at hand. He stated that they were proposing a minimum 2,200 square foot lot that would be 22 feet wide. Mr. Roeder stated that CB Jeni Homes had been developing this 22 foot wide product in several area of the Metroplex and mentioned some of these developments. He stated that they proposed to build a nice rear-entry townhome product located on an infill lot that would be similar in price point to the surrounding residential homes. Mr. Roeder stated that traditionally townhomes do not have backyards; therefore, there was no place to locate the second tree on the lot. He stated that the current zoning allows the use of wood around the roof-mounted HVAC equipment. Mr. Roeder stated that they would agree to use HardieBoard, HardiePlank, or architectural metal depending upon the amount of

circulation needed around the HVAC equipment. He stated that the property owners' association would be responsible for the exterior maintenance on the units and not the individual townhome owners. Mr. Roeder stated that his client had agreed to limit the height of the entry feature to 15 feet. He stated that they propose to have 6 foot wide sidewalks on each side of the street, which currently was not a requirement. Mr. Roeder stated that they proposed to build 82 units on about 10 acres. He stated that their density would be about 10 units per acre. Mr. Roeder requested a favorable approval.

Commission Member Zepp wanted to clarify Mr. Roeder's earlier comment that the ordinance allowed up to 14 units per acre. Mr. Roeder stated that was correct.

Commission Member Zepp asked if the minimum lot size requirement was 2,700 square feet. Mr. Roeder stated that was correct.

Commission Member Gilmore asked if there would be additional parking for guests. Mr. Roeder stated that would be addressed during the site plan phase of the process. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that site plans were not required for townhome developments, so the Planning and Zoning Commission would not see this information if the City Council approves this rezoning request. Mr. Roeder stated that he stood corrected and apologized. He stated that a plat would be required.

Commission Member McReynolds asked if a study had been completed to see what the difference would be in the number of units that could be built on a 25 foot wide lot versus the proposed 22 foot wide lot. Mr. Roeder was not aware of a study on this being completed. He stated that the builder had an existing product for the 22 foot wide lots that they wanted to build on the property. Mr. Roeder stated that the end units would be on lots that were wider than 22 feet.

Commission Member McReynolds asked why there were significant decreases in the setbacks. Mr. Roeder stated that when you have a narrower lot that you have to have a longer building pad.

Vice-Chairman Hilton asked Mr. Roeder for the thought process on why they were requesting to rezone the property when townhomes were an allowed use under the current zoning on the property. Mr. Roeder stated that they were not changing the

allowed use on the property. He stated that it would be difficult to build townhomes on the property given the special development standards. Mr. Roeder stated that the Market Street development was to the north of this property and the northwest and southwest corners had developed commercially, so it would be difficult to develop this property as a retail center. He stated that they plan to develop the frontage along Eldorado Parkway for restaurants with drive-through windows. Mr. Roeder felt that the surrounding residential development would not want a large commercial development on this infill lot. He felt that the proposed townhomes would fit in with the neighborhood.

Chairman Franklin opened the public hearing and called for comments.

Mr. Mike Henke, President of the Pine Ridge Estates Homeowners Association (HOA), 6104 Pine Ridge Boulevard, McKinney, TX, spoke in favor of the proposed rezoning request. He stated that they informed the Pine Ridge Estates property owners about this project using Facebook updates, Nextdoor updates, a newsletter, a mailing to the 610 homes in the subdivision, and he personally spoke with some of the residents. Mr. Henke stated that Pine Ridge Estates was generally in favor of the project; however, a few residents had concerns regarding increased traffic in the area and safety for the children. He commended Staff on this Staff report, citing that Staff pointed out some very important issues like the HVAC equipment screening issue that the Pine Ridge Estates Homeowners' Association initially overlooked. Mr. Henke stated that they were happy that the applicant had agreed to use a low maintenance material to screen the HVAC equipment. He reiterated that they were in support of the project.

Commission Member Kuykendall asked if the Pine Ridge Estates Homeowners' Association (HOA) took a formal position on this request. Mr. Henke stated that the HOA Board agreed upon supporting the project. He stated that there were other Pine Ridge Estates Homeowners' Association Board Members present tonight at this meeting.

Mr. Bill Campbell, 2316 Killarney Drive, McKinney, TX, spoke in opposition to the request. He felt that McKinney had a fairly high residential ratio to commercial uses. Mr. Campbell stated that a commercial use would be allowed under the current zoning for the property and should be considered. He felt that a commercial use would have a favorable benefit from a tax use standpoint.

Chairperson Franklin read the following names and addresses for residents that turned in a speaker's card but did not wish to speak during the meeting:

- Mr. David Boatman, 5512 Dark Forest Drive, McKinney, TX, was in support of this request.
- Mr. Randy Forest, 5505 Dark Forest Drive, McKinney, TX was in support of this request.

On a motion by Commission Member Gilmore, seconded by Commission Member McReynolds, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member McReynolds thought that there might be about eight to nine lots lost if the lots were 25 feet wide. He felt that they were almost there and could not see why 25 foot wide lots could not be achieved. Commission Member McReynolds agreed with having one tree per lot. He felt that too many trees would not allow sun to shine through and would have just bare earth underneath. Commission Member McReynolds felt that the townhomes, shown on the Elevations – Informational Only that were included in the packet, looked very nice.

Commission Member Gilmore asked if the developer could be required to provide a playground on the property where the kids could play. Mr. Quint stated that zoning was fully discretionary, so the Planning and Zoning Commission could make any recommendation that they saw fit.

Commission Member Gilmore felt that a high quality townhome product was being proposed to be built on the property; therefore he did not have an objection to the proposed 22 foot wide lots. Commission Member Gilmore stated that he would like to see some type of play space included in the development. Mr. Roeder stated that it was a good suggestion; however, he felt that there were very few children that would be living in the townhomes. Mr. Roeder stated that a dog park might be possible instead of a playground.

Mr. Roeder stated that the 22 foot wide lot was an existing townhome product. He stated that they would have to completely redesign the project if they had to change it to 25 foot wide lots.

Commission Member Zepp did not feel that developing three out of the four corners at that intersection for commercial uses was feasible. He stated that there would be commercial development along Eldorado Parkway in this area.

Commission Member Zepp stated that there was a discrepancy in the ordinance if it was dictating 2,700 square foot minimum lot sizes and they were allowed a maximum density of 14 units per acre. Mr. Quint explained that the ordinance allowed a maximum density was up to 14 units per acre and had a requirement of 2,700 square foot minimum lot sizes. He stated that with the 2,700 square foot minimum lot size requirement, they might not be able to get 14 units per acre. Commission Member Zepp stated that was impractical.

Commission Member Stevens asked how many lots were below 24 feet wide. Mr. Quint stated that the layout provided in the packet was for informational purposes only and would not necessary be built to these specifications. Mr. Roeder stated that the number listed on the document was incorrect and that it should have said 22 foot wide lots.

Chairman Franklin stated that he did not feel the size of the lot dictated the price or quality of the townhomes. He stated that you could still build a really nice product on a smaller lot. Chairman Franklin stated that he initially had concerns regarding the screening for the HVAC equipment; however, the applicant had since come to an agreement with the Pine Ridge Estates Homeowners' Association (HOA) regarding another material that would be used to screen the equipment. He stated that he was in favor of the townhome project.

On a motion by Commission Member Gilmore, seconded by Commission Member Zepp, the Commission voted unanimously to recommend approval of the rezoning request as presented by the applicant, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 5, 2015.

**14-343Z3     Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Rockhill Road and Wilson Creek Parkway**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. She stated that Staff would re-notice prior to an upcoming meeting.

Chairman Franklin opened the public hearing and called for comments.

Mr. Craig Smith, 1714 Rockhill Road, McKinney, TX, expressed concerns regarding setbacks, screening, landscaping, and additional traffic generated by this multifamily development. Chairman Franklin encouraged Mr. Smith to meet with Staff to discuss his concerns, so they could share them with the applicant. Mr. Smith mentioned that he had attended multiple meetings where this request had been tabled. Mr. Michael Quint, Director of Planning for the City of McKinney, briefly explained that there were some contract discussions taking place between the seller and buyer that Staff was not privy to and that was why the applicant kept requesting the item be tabled.

On a motion by Vice-Chairman Hilton, seconded by Commission Member Kuykendall, the Commission voted unanimously to close the public hearing and table the proposed rezoning request indefinitely as recommended by Staff, with a vote of 7-0-0.

**15-010Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Allow for Commercial Uses, Located Approximately 1,490 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway**

Ms. Eleana Galicia, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was requesting to rezone approximately 2.37 acres to allow for a memory care facility (Avalon Homes Memory Care) and develop it according to "C1" Neighborhood Commercial District Standards. Ms. Galicia stated that the applicant intended to develop the subject property in a suburban manner and was requesting to remove the "REC" – Regional Employment Center Overlay District requirements from the property. She stated that no "PD" - Planned Development District may be approved without a provision for exceptional or innovative quality. Ms. Galicia stated that the applicant proposed to use 100% masonry exterior



finishing materials on each building elevation and would also be subject to all other requirements of Section 146-139 (The Architectural and Site Standards) of the Zoning Ordinance. She stated that the proposed percentages of masonry materials per elevation exceeded the minimum 50% masonry requirement per elevation for commercial buildings as required by the Zoning Ordinance; therefore, Staff feels that the "PD" – Planned Development District requirement to ensuring exceptional quality for the development had been satisfied. Ms. Galicia stated that the applicant had also requested a special ordinance provision to increase the landscape buffer along the southern property line from 10 feet to 12 feet. She stated that the applicant had provided a conceptual layout of the site for informational purposes only. Ms. Galicia stated that Staff recommended approval of the proposed rezoning request.

Commission Member Gilmore asked about the removal of the "REC" – Regional Employment Center Overlay District requirements from the property. Ms. Galicia stated that this property would have to develop under the Institutional Buildings in the "REC" – Regional Employment Center Overlay District that required a 55' rear yard setback. She stated that the applicant would not be able to accommodate the layout of the development with this rear yard setback requirement; therefore, the applicant requested to remove the "REC" – Regional Employment Center Overlay District and develop the property with a base zoning district of "C1" Neighborhood Commercial District.

Chairman Franklin asked what the rear yard setback would be under the "C1" Neighborhood Commercial District requirements. Ms. Galicia stated that it would have a 0' (zero foot) rear yard setback; however, the applicant would have to abide by the 10' landscape buffer.

Mr. Dylan Blackshear, 9820 Ash Creek Drive, Dallas, TX, explained the proposed rezoning request. He stated that Avalon Homes had built several of these communities throughout Texas and Missouri. Mr. Blackshear stated that this would be an Alzheimer/dementia care facility. He stated that the residents would be in late stage Alzheimer/dementia, would not be able to take care of themselves anymore, and were not able to drive. Mr. Blackshear stated that they were proposing a 21 unit development with 27 beds. He stated that the parking provided would be for employees and visitors and would meet the City's parking requirements. Mr. Blackshear stated that the "REC"

– Regional Employment Center Overlay District had a 55' rear yard setback requirement that they could not accommodate with the proposed site plan and turning radius in the front of the facility. He explained that they have a specific layout for these facilities and that their staff moves from one facility to the next, so it made it easier of them that each facility was similar. Mr. Blackshear stated that these Alzheimer/dementia care facilities fit well into the surrounding neighborhoods. He stated that the exterior would be 100% masonry and the structure would be single-story. Mr. Blackshear felt the facility was a nice transition between residential and commercial uses.

Commission Member Gilmore asked about the proposed wall around the exterior of the property. Mr. Blackshear stated that they proposed to build a 6' tall masonry screening wall that would be landscaped around the exterior on the single-family home side of the property.

Chairman Franklin opened the public hearing and called for comments.

Ms. Hilary Noonan, 4105 Pecan Bend Lane, McKinney, TX, expressed concerns regarding privacy and how it might affect the neighborhood. She stated that her home was new and that she planned to live there for two years. Ms. Noonan was not sure if she should try to sell her home now or embrace the development without knowing more about the project.

Chairman Franklin asked Mr. Blackshear to address some of Ms. Noonan's concerns.

Mr. Blackshear offered to give his business card to Ms. Noonan so she could contact him with additional questions. He stated that a masonry screening wall would be built and there would be a fire lane in the rear of the property. Mr. Blackshear stated that the residential properties had alleys behind them which would be an additional buffer. He stated that the residents at the facility would be under supervised care and usually inside the building. Mr. Blackshear stated that there would be a courtyard in the center of the building where they would stay when outside. He stated that the parking would be in front of the building. Mr. Blackshear stated that most deliveries would be made to the front of the building at the main entrance. He stated that the dumpster was currently proposed for the rear of the property; however, it would be enclosed and landscaped. Mr. Blackshear felt that the back of the property would be quite.

Commission Member Gilmore asked if there would be an exit gate from the courtyard to alley. Mr. Blackshear stated that a gate was required there; however, the residents should not be using it.

On a motion by Commission Member McReynolds, seconded by Commission Member Stevens, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 5, 2015.

**15-003SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Food Market (Aldi), Located Approximately 490 Feet East of Custer Road and on the South Side of Stacy Road**

Mr. Aaron Bloxham, Planner for the City of McKinney, explained the proposed site plan. He stated that the applicant was proposing to construct a 17,005 square foot grocery store (Aldi) on 2.08 acres. Mr. Bloxham stated that site plans typically were approved by Staff; however, the two variance requests required approval from the Planning and Zoning Commission. He stated that the applicant was seeking a variance to reduce the 200' minimum setback from the proposed loading dock to the adjacent multi-family development to the east and was proposing a 77.5' setback. Mr. Bloxham stated that they plan to orient the loading dock to face west away from the multi-family uses. He stated that they were providing a layout where a portion of the building separates the uses, along with a masonry wall, and living screen along the southern side of the loading area. Mr. Bloxham stated that the applicant was also proposing an evergreen living screen along the southwestern property line as an alternate screening device to screen the overhead bay door from the non-residential property to the west. He stated that a letter of opposition was received and included in the packet. Mr. Bloxham stated that the applicant had met all other conditions of the Zoning Ordinance. He stated that Staff was recommending approval of the proposed site plan and associated variances.

Commission Member Zepp asked about alternatives for the loading dock. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that the applicant

did not have a whole lot of options. He stated that the ordinance did not allow loading bays to be oriented towards street frontages; therefore, loading bays would not be appropriate facing Stacy Road on this site. Mr. Opiela stated that the other options would be to face the loading bays to the east facing the multi-family units, which would not be ideal. He stated that they potentially could have faced the loading bays to the south; however, that could cause a circulation issue on the property. Mr. Opiela stated that they decided to face it to the west and have a retaining wall with a 6' masonry wall on top of it in addition to shrubs and a portion of the grocery store would be in between the loading dock and the adjacent residential properties to the east. He did not feel that the residential properties would be able to see the loading dock with these buffers. Mr. Opiela stated that the view from Custer Road (FM 2478) would be partially blocked by a future user for the property to the west and the proposed living screen.

Commission Member Gilmore asked if the residential property was to the south of this property. Mr. Opiela said no, that it was a multi-family development was located east of the property. He stated that a daycare facility was planned for the southeast corner and future commercial uses were planned for the property to the south.

Mr. Bryan Burger, Burger Engineering, 17103 Preston Road, Dallas, TX, explained why they decided to orient the loading dock facing west. He stated that the trucks would come in off of Stacy Road and that the trucks would make all of their maneuvering turns and backing up furthest away from the residential properties to help address noise concerns.

Commission Member Gilmore asked for clarification on how the trucks would maneuver on the property. Mr. Burger stated that the trucks would come in off of Stacy Road, head south, pull forward, and then back into the loading dock.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member McReynolds, the Commission voted to close the public hearing and approve the site plan and associated variances as conditioned in the Staff Report, with a vote of 6-1-0. Commission Member Zepp voted against the motion.

**15-090SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Restaurant (Sugarbacon), Located on the Northeast Corner of Virginia Street and Church Street**

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed site plan. He stated that the applicant was proposing to redevelop a portion of the existing building located at 216 W. Virginia Street for the intended use of a restaurant (Sugarbacon). Mr. Robinson stated that as part of the site plan, the applicant was requesting three design exceptions related to the addition of a canopy structure and façade improvements. He stated that the first design exception requested was to the requirement of having 95% of the building frontage be placed at the build-to-zone along Virginia Street. Mr. Robinson stated that the applicant was proposing to add a canopy structure to cover an existing patio area. He stated that the second design exception was to utilize more than 15% accent materials, specifically cedar wood veneer for the façade facing Virginia Street. Mr. Robinson stated that the third design exception was to the requirement of having 65% transparent storefront windows on the façade along Virginia Street. He stated that the applicant was proposing to replace the existing windows and doors with more appropriate transparent storefront windows; however, the minimum 65% threshold would not be met. Mr. Robinson stated that Staff was in support of the three design exceptions as Staff felt that the increase in the allowed accent materials provides a more contemporary look, while the addition of the canopy structure, and the transparent storefront windows and doors brought the building closer to the intended look called for in the Town Center Standards. He stated that Staff was recommending approval of the proposed site plan.

Ms. Dana Foley, ID Studio 4, 8419 Stable Glen Drive, Dallas, TX, explained the proposed site plan request. She explained that they wanted to enhance the building's historic reference with a patio that comes forward to Virginia Street, so they were proposing a customized patio structure made of steel. Ms. Foley stated that the exterior brick would remain the same. She stated that they intend to add a tongue and groove milled cedar wood to the elevation. Ms. Foley offered to answer questions about the project. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Commission Member Zepp, the Commission unanimously voted to close the public hearing and approve the site plan as conditioned in the Staff Report, with a vote of 7-0-0.

**15-004PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 4 and 5, Block A of the CVS Stacy Custer Addition, Located Approximately 490 Feet East of Custer Road and on the South Side of Stacy Road**

Mr. Aaron Bloxham, Planner for the City of McKinney, explained the proposed preliminary-final replat. He stated that the applicant was proposing to subdivide approximately 5.62 acres into two lots for a grocery store (Aldi) and future commercial development. Mr. Bloxham stated that the applicant had met all requirements of the Subdivision Ordinance. He stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report.

Mr. Bryan Burger, Burger Engineering, 17103 Preston Road, Dallas, TX, explained the proposed preliminary-final replat and offered to answer questions. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Commission Member Kuykendall, the Commission voted unanimously to close the public hearing and approve the proposed preliminary-final replat as conditioned in the Staff report, with a vote of 7-0-0.

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

Chairman Franklin declared the meeting adjourned at 7:00 p.m.

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RICK FRANKLIN  
Chairman