

## PLANNING AND ZONING COMMISSION

NOVEMBER 28, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building, 222 N. Tennessee Street, McKinney, Texas on Tuesday, November 28, 2017 at 6:00 p.m.

City Council Present: Mayor George C. Fuller and Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Janet Cobbel, Deanna Kuykendall, Cam McCall, Pamela Smith, and Eric Zepp

Staff Present: City Secretary Sandy Hart, Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planners Danielle Quintanilla and David Soto, and Administrative Assistant Terri Ramey

There were four guests present.

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

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following Consent item, with a vote of 7-0-0.

**17-1146 Minutes of the Planning and Zoning Commission  
Regular Meeting of November 14, 2017**

**END OF CONSENT**

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

**17-171MRP Conduct a Public Hearing to Consider/Discuss/Act on a  
Minor Replat for Lots 4R and 5, Block A, of Skyline / 380  
Addition, Located on the West Side of Skyline Drive and  
on the North Side of U.S. Highway 380 (University  
Drive)**

Ms. Quintanilla, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant was proposing to subdivide an existing 12.8 acre lot into two lots. Ms. Quintanilla stated that the minor replat, as shown, meets all of the requirements of the subdivision ordinance. She stated that Staff recommended approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Kevin Dingman, Seven-D-Four Architecture, 8446 Winged Foot Dr., Frisco, TX, explained the proposed minor replat request. He stated that they were requesting to split the existing lot into two lots to be able to develop retail on one of the lots.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member Kuykendall, the Commission voted unanimously to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

**17-291MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 8 and 9, Block B, of Bray Central Two Addition, Located at the Northeast Corner of U.S Highway 75 (Central Expressway) and Bray Central Drive**

Mr. Soto, Planner I for the City of McKinney, explained the proposed minor replat to subdivide an existing 12.46 acre lot into two lots. He stated that the applicant has met all of the requirements of the subdivision ordinance. He stated that Staff recommended approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Soto stated that the applicant was not present for the meeting. He stated that the applicant concurred with the Staff report.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Cobbel, the Commission voted unanimously to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

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

Commission Member Smith asked for clarification on how to make a motion with the new system. She and Commission Member Zepp questioned how the Commission Members would know who actually pressed the motion button first and when they were to speak.

Chairman Cox stated that the Commission appreciated Staff.

Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that the City of McKinney received the American Planning Association's Planning Excellence Recognition Program award for the 16<sup>th</sup> time in the last 17 years. She stated that the award recognizes professional planning standards demonstrated by the Planning staff, City Council, and the Planning and Zoning Commission. Ms. Pickett stated that in order to receive this award a city must meet goals that include increasing community awareness of the importance of planning, recognizing planning departments that meet certain professional requirements, recognizing planning efforts that have achieved community support, encourage the funding of professional training for Commission Members and Staff, and aiding economic development in community image. She thanked the Commission for their support.

There being no further business, Chairman Cox declared the meeting adjourned at 6:12 p.m.

---

BILL COX  
Chairman