

**MINUTES
CITY OF MCKINNEY, TEXAS
PLANNING & ZONING COMMISSION
TUESDAY, JULY 13, 2010
6:30 P.M. – COUNCIL CHAMBER – CITY HALL**

The Planning and Zoning Commission of the City of McKinney, Texas, met in regular session in the Council Chamber of the Municipal Building on Tuesday, July 13, 2010 at 6:30 p.m.

Commission Members present were Chairperson Robert S. Clark, Lance Lindsay, Mark Messer, Darrell Tate, Kevin Feldt, and Sean Lingenfelter. Commission Member absent was Jack Radke. Staff members present were Senior Planners Michael Quint, Brandon Opiela, Planners Brooks Wilson, Abra Nusser, Planning Technician Alex Glushko and Administrative Assistant Blanca Garcia.

There were 6 guests present.

Chairperson Clark presided.

Chairperson 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 August 17, 2010, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by July 29, 2010. 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. Chairperson 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.

Chairperson Clark began the agenda with the Consent Items.

**Consider/Discuss/Act on the Minutes of the
June 8, 2010 Planning and Zoning
Commission Regular Meeting.**

On a motion by Commission Member Lingenfelter, seconded by Vice-Chairperson Lindsay, the Commission voted 6-0 to approve the Consent Items.

Chairperson Clark began the agenda with the Regular Items.

10-061Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Thomas Engineering, on Behalf of Frank Williams, Jr., for Approval of a Request to Rezone Approximately 1.50 Acres, from "PD" – Planned Development District to "BG" – General Business District, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Graves Street.

Ms. Brooks Wilson gave the staff report and stated that the applicant is requesting that the subject property be rezoned from Planned Development District with a base zoning of "BG" – General Business to straight "BG" – General Business Zoning. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Messer, seconded by Commission Member Tate, the Commission voted 6-0 to close the public hearing and approve the proposed rezoning request as conditioned in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 20, 2010.

10-038SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering and Development Company, Inc., on Behalf of VCIM Partners, L.P., for Approval of a Site Plan for a Restaurant (Sonic Drive-In), Approximately 1.16 Acres, Located on the Southeast Corner of Custer Road and Future Ridge Creek Parkway, and Approximately 1,700 Feet South of Collin McKinney Parkway.

Ms. Abra Nusser gave the staff report and stated that the applicant is proposing a site plan to construct a Sonic Drive-In restaurant. She stated that Staff recommends approval of the proposed site plan with the conditions listed in the staff report. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Tate, seconded by Commission Member Lingenfelter, the Commission voted 6-0 to close the public hearing and approve the proposed site plan as conditioned in the staff report. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

10-057SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc. on Behalf of VCIM Partners,

L.P., for Approval of a Site Plan for National Tire & Battery, Approximately 1.05 Acres, Located on the East Side of Custer Road, Approximately 500 Feet South of Future Ridge Creek Parkway, and Approximately 1,900 Feet South of Collin McKinney Parkway.

Ms. Abra Nusser gave the staff report and stated that the applicant is proposing a site plan to construct a National Tire and Battery, or NTB, which is an automotive repair facility. She stated that Staff recommends approval of the proposed site plan with the conditions listed in the staff report. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Messer, seconded by Commission Member Feldt, the Commission voted 6-0 to close the public hearing and approve the proposed site plan as conditioned in the staff report. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

09-157MRP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Waldo Turner for Approval of a Minor Replat of The Waldo Addition, Approximately 0.51 Acres, Located on the Northeast Corner of Throckmorton Street and Fenet Street.

Ms. Brooks Wilson gave the staff report and stated that the applicant is requesting to subdivide one residential lot into two buildable lots of record. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Tate, the Commission voted 6-0 to close the public hearing and approve the proposed minor replat as conditioned in the staff report. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed minor replat.

10-058MRP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Jacobs Engineering Group, Inc., on Behalf of Centex Homes, for Approval of Minor Replat for Lot 1, Block A and Lot 6, Block B, of the Cambridge Phase 1B Addition, Approximately 0.66 Acres, Located on the Southwest and Southeast Corners, Respectively, of Castlewood Drive and Future King Forest Lane.

Ms. Brooks Wilson stated that the applicant is proposing to replat two common areas into two buildable lots of record in order to build two single family homes. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Messer, seconded by Vice-Chairperson Lindsay, the Commission voted 6-0 to close the public hearing and approve the proposed minor replat as conditioned in the staff report. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed minor replat.

There being no further business, Chairperson Clark declared the meeting adjourned at 7:00 p.m.

ROBERT S. CLARK, CHAIRPERSON