

## **PLANNING AND ZONING COMMISSION**

**JULY 23, 2013**

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, July 23, 2013 at 6:00 p.m.

Commission Members Present: Chairman Robert S. Clark, Vice-Chairman Rick Franklin, Jim Gilmore, Matt Hilton, and David Kochalka

Commission Members Absent: George Bush and Larry Thompson

Staff Present: Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Planning Manager Brandon Opiela; Planners Samantha Gleinser and Anthony Satarino; and Administrative Assistant Terri Ramey

There were ten guests present.

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

Chairman 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 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 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 the issues.

Commission Member Kochalka stepped down during the consideration of the Consent Items, due to a possible conflict of interest.

The Commission unanimously approved the motion by Vice-Chairman Franklin, seconded by Commission Member Hilton, to approve the following two Consent Items with a vote of 4-0-1. Commission Member Kochalka abstained.

**13-709 Minutes of the Planning and Zoning Commission  
Regular Meeting of July 9, 2013**

**13-136PF Consider/Discuss/Act on the Request by Kimley-Horn  
and Associates, Inc., on Behalf of SRP Frontier  
McKinney, LP, for Approval of a Preliminary-Final Plat  
for Lot 1R, Block A, of Parcel 813B, Being Fewer than 7  
Acres, Located on the Southwest Corner of Eldorado  
Parkway and Stonebridge Drive**

**END OF CONSENT**

Commission Member Kochalka returned to the meeting.

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

**13-132Z Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Oden Hughes, L.L.C., on Behalf of OH  
Skyline / 380, L.P., for Approval of a Request to Rezone  
Fewer than 12 Acres from "PD" - Planned Development  
District and "CC" - Corridor Commercial Overlay District  
to "PD" - Planned Development District and "CC" -  
Corridor Commercial Overlay District, Generally to  
Modify the Development Standards, Located on the  
West Side of Skyline Drive and Approximately 300 Feet  
North of U.S. Highway 380 (University Drive)**

Mr. Michael Quint, Director of Planning for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff report.

The applicant did not wish to make a comment.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Franklin, seconded by Commission Member Kochalka, the Commission voted unanimously to close the public hearing and to recommend approval of the rezoning request as recommended by staff, with a vote of 5-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 20, 2013.

**13-129SUP Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Big Tony's Grill, on Behalf of Heritage  
Plaza Limited, for Approval of a Specific Use Permit for  
a Private Club (Big Tony's Grill), Being Fewer than 3  
Acres, Located on the Southwest Corner of U.S.  
Highway 380 (University Drive) and Redbud Boulevard**

Mr. Anthony Satarino, Planner for the City of McKinney, explained the specific use permit request. He stated that Staff recommends approval of the requested specific use permit.

Mr. Larry Garavaglia, Big Tony's Grill, 1205 W. University Dr., Suite # 118, McKinney, TX, explained why they were requesting the specific use permit. He shared their menus with the Commission Members to show the food item options. Mr. Garavaglia stated that they had been in business for ten years.

Commission Member Hilton asked if the Texas Alcoholic Beverage Commission (TABC) had extended their deadline for receiving approval of the specific use permit. Mr. Garavaglia said yes.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Gilmore, seconded by Commission Member Kochalka, to close the public hearing and recommend approval of the specific use permit, with a vote of 5-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 20, 2013.

**13-123PFR Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Thomas Engineering, on Behalf of McKinney MOB Partners, L.P., for Approval of a Preliminary-Final Replat for Lots 4R-1, 7, and 8, Block A, of the Joplin Acres Addition, Being Fewer than 3 Acres, Located Approximately 700 Feet West of Crutcher Crossing and on the South Side of Virginia Parkway**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the preliminary-final replat request. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the staff report.

The applicant did not wish to make a comment.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Kochalka, seconded by Vice-Chairman Franklin, 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 5-0-0.

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

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

Mr. Michael Quint, Director of Planning for the City of McKinney, reminded the Commission Members about the City Council and Planning and Zoning Commission joint meeting being held on Monday, July 29, 2013 at 5:30 p.m. in the Council Chamber.

Chairman Clark declared the meeting adjourned at 6:15 p.m.

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ROBERT S. CLARK  
Chairman