

## PLANNING AND ZONING COMMISSION

**AUGUST 14, 2018**

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on August 14, 2018 at 6:00 p.m.

City Council Present: Mayor George C. Fuller

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Mark McReynolds, and Pamela Smith

Staff Present: Interim Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Facilities Construction Manager Patricia Jackson; Planners Melissa Spriegel, David Soto, and Rhys Wilson; Senior Planning Technician Kaitlin Gibbon; and Administrative Assistant Terri Ramey

There were approximately 20 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 Cobbel, seconded by Commission Member McCall, to approve the following four Consent items.

- 18-679** Minutes of the Planning and Zoning Work Session of July 24, 2018
- 18-680** Minutes of the Planning and Zoning Commission Regular Meeting of July 24, 2018
- 18-0203PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of Grayson Collin Substation Addition, Located on the Southwest Corner of McKinney Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)
- 18-0082SP** Consider/Discuss/Act on a Site Plan for an Office/Warehouse Building (Expert Services), Located on the South East Corner of Mercury Circle and Power House Street

END OF CONSENT

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

**18-0007M** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-84 (BN - Neighborhood Business District), Section 146-85 (BG - General Business District), Section 146-86 (C - Planned Center District), Section 146-90 (ML - Light Manufacturing District), Section 146-91 (MH - Heavy Manufacturing District), and Appendix F-4 (Schedule of Uses), of the Code of Ordinances (WITHDRAWN). Ms. Samantha Pickett, Planning Manager for the City of McKinney, explained that this item had been withdrawn and item # 18-0008M on the agenda was replacing it; therefore, no further action was necessary on this item.

**18-0008M** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-84 (BN - Neighborhood Business District), Section 146-85 (BG - General Business District), Section 146-86 (C - Planned Center District), Section 146-90 (ML - Light Manufacturing District), Section 146-91 (MH - Heavy Manufacturing District), Appendix B-2 (Regional Employment Center - Overlay Urban Design Standards) and Appendix F-4 (Schedule of Uses), of the Code of Ordinances. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that an additional comment letter was distributed to the Commission Members prior to the meeting. She stated that this item is replacing item # 18-0007M that was heard at the July 24, 2018 Planning and Zoning Commission meeting. Ms. Pickett stated that following that meeting a modification to the request was made based upon the feedback from a June 4, 2018 City Council Work Session. She stated that the proposed amendments focus on both issues that were discussed at that work session, residential uses in non-residential districts and motor vehicle sales. Ms. Pickett stated that Staff re-noticed the item accordingly. She stated that in response to the

Planning and Zoning Commission's feedback at the July 24, 2018 meeting, Staff issued a memo regarding the proposed amendments and sent it to a number of applicants in the City's system and posted the memo on the City's website. Ms. Pickett stated that given the concerns with the potential loss of commercial tax base, properties not developing as envisioned, and the desire to protect key properties, Staff prepared ordinance amendments to focus on these issues. She stated that the sections of the ordinance under consideration are non-residential districts that have remained largely unchanged since 1981. Ms. Pickett stated that the proposed amendments are intended to bring older districts into closer alignment with the newer zoning districts by removing residential uses from non-residential districts and allowing for discretionary consideration of motor vehicle sales on a case-by-case basis via Specific Use Permit (SUP) process. She stated that overall the amendments should improve the schedules' ease of use, reduce inconsistencies where land uses are allowed, and result in a more ideal land use development pattern. Ms. Pickett stated that Staff recommends approval of the proposed amendments and offered to answer questions. Commission Member Cobbel asked if there were any changes to the notification process. Ms. Pickett stated that Staff followed the legal notice procedure for a 15-day legal notice in the local papers. She stated that Staff also issued a memo, which was not part of the legal notice procedure. Commission Member McReynolds asked for clarification on how Staff issued the memo. Ms. Pickett stated that Staff drafted a memo that outlined the proposed changes to the ordinance, sent the memo to all of the planning applicants in the online system, and posted the memo and redlined copy of the proposed amendments on the City's website in multiple places. Commission Member McReynolds asked how many properties the proposed amendments affected. Ms. Pickett stated that she did not have an exact number of properties that the proposed

amendments might affect, since the proposed changes were city-wide. Commission Member Smith stated that the notification process has been in practice for a long time in McKinney, it is consistent with state law requirements, and a common practice with other Texas cities for these type of situations. Ms. Pickett said that was correct. Chairman Cox opened the public hearing and called for comments. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; stated that he had submitted written comments about the proposed amendments that were included in the Staff Report. He stated that he did not object to removing residential uses from non-residential districts and gave an example of the City's multi-family standards. Mr. Roeder stated that he did have an issue with changing automotive sales from a permitted use to requiring a Specific Use Permit (SUP). He stated that was purely discretionary. Mr. Roeder suggested that the City set development standards for automotive sales that everyone has to live by, new development and refurbished development. He stated that McKinney should be a City that makes decisions based upon standards and not discretion. Mr. Roeder stated that he felt that an applicant applying for an automotive sales use along the City's thoroughfares would not get approved by City Council. He gave an example of where a property owner could invest a significant amount of money in property adjacent to a thoroughfare knowing that it was a permitted use allowed by the zoning; however, the City could then make a discretionary decision that could ruin the development. Mr. Roeder stated that it would tell the development community not to come to McKinney, since the City could change the rules. He stated that the investment community would get on board with the City setting reasonable standards, since that would be a level playing field. Mr. Roeder requested that the proposed Specific Use Permit (SUP) amendment for automotive sales uses not be approved and consider setting standards instead. Mr. Charlie Bush,

8016 Stone River Dr., Frisco, TX, stated that his family has owned approximately 60 acres near Highway 121 on the south, Hardin Road on the east, and McKinney Ranch on the north, for 80 – 100 years. He stated that the property was rezoned to a “PD” - Planned Development District in the mid-1980s. Mr. Bush stated that they are working on several deals to sell the 40 acres, located on the north side of Collin McKinney Parkway, to developers who will develop the property in combination of single family, multi-family, and commercial uses along Hardin Road. He stated that Horseshoe Bend and Avalon are nearby single family developments. Mr. Bush stated that eliminating the single family and multi-family uses on that tract would have a negative affect the value of the property. He requested that the City think carefully before proceeding with the proposed amendments. On a motion by Commission Member McReynolds, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing. Commission Member Smith asked if Staff is aware of any future automotive dealerships planned along U.S. Highway 75 (Central Expressway). Ms. Pickett stated that one is under construction near U.S. Highway 75 (Central Expressway) and White Avenue. She stated that there is another one under review along State Highway 121 (Sam Rayburn Tollway). Ms. Pickett stated that there could be a couple of others that have submitted for platting. Commission Member Smith asked if the proposed amendments were adopted by City Council how it would affect these two dealerships. Ms. Pickett stated that if they have made the correct submittals up until this point, then they should be grandfathered under the current requirements. She stated that if the proposed amendments were approved then they would become effective at a certain date. Commission Member Cobbel stated that in 2014 the City changed the ordinance and there was a lot of conversation with the development community, real estate community, property

owners, and the City. She stated that they decided that the amendments would be applied to zoning going forward and not on current zoning. Commission Member Cobbel stated that this felt like the same conversation as before; however, it was removing the grandfather clause. She stated that it would be removing uses on the property that are currently allowed and could affect the property value. Commission Member Cobbel stated that she had an issue with the City not notifying each individual property owner of possible changes to the allowed uses on their property. She stated that she had an issue with the notification process and removing property rights in general. Commission Member McReynolds concurred with Commission Member Cobbel's comments. He stated that he also had an issue with the notification process and removing uses allowed under the current zoning on properties across the City. Commission Member Kuykendall stated that she made a motion at the previous meeting to table item # 18-0007M to allow residents to learn about the proposed amendments. She stated that it had been three weeks since that meeting and she felt that Staff has done their due diligence in filtering out information about the proposed amendments. Commission Member Kuykendall stated that she no longer has concerns regarding the notification process. Commission Member McCall stated that Staff is obeying the law with the current notification process. He stated that there would be people disagreeing with the proposed amendments. Commission Member McCall stated that Staff was trying to make it better for the City. He stated that he was in support of the request. Commission Member Smith stated that Staff made comments at the previous meeting that if City Council wanted to change how the notification process was handled then Staff would happily comply. She asked if the method of notification is a decision of City Council. Ms. Pickett said yes and that it is set by State Law. Commission Member Smith wanted to clarify that the Planning and

Zoning Commission is not being asked to make a recommendation on the notification method. Ms. Pickett stated that was correct. Commission Member Smith stated that she understands the notification concerns; however, she also understands that they were not being asked to make recommendations on the notification process. She stated that she agrees with Staff's opinions about preferable land use development patterns and the land use intensity of uses may not be appropriate in all locations where these zoning districts are located. Commission Member Smith stated that she understands bringing in line the uses with the current zoning. She stated that at some point this was bound to happen. Commission Member Smith stated that the City was not eliminating the automotive facilities; however, imposing the Specific Use Permit (SUP). Commission Member Smith stated that she understands the benefit of requiring the Specific Use Permit (SUP) and she does not have an issue with this proposed amendments. She stated that she was in support of the proposed amendments as recommended by Staff. Vice-Chairman Mantzey stated that in regards to the notification process, reason and law do not necessarily equal each other. He stated that we need to follow the law even when reason may say differently. Vice-Chairman Mantzey stated that Staff followed the law and the direction of City Council; therefore, he has no issues with the notification process. He stated that he was conflicted with the proposed amendments with requirement a Specific Use Permit (SUP) for the automotive dealerships. Vice-Chairman Mantzey stated that the public may have a different opinion as to the current number of automotive dealerships in McKinney. He stated that they bring a good job base to McKinney and they are involved in the community overall. Vice-chairman Mantzey stated that residential uses do not belong in a number of these locations overall. He stated that he had concerns about taking away rights that are allowed under the currently zoning. Vice-Chairman

Mantzey stated that this decision would be made by people voted into office. He stated that City Council asked to see these proposed amendments. Vice-Chairman Mantzey stated that the proposed amendments were far from perfect; however, he would be in support of the request. Chairman Cox concurred with Vice-Chairman Mantzey's comments. He stated that this is a directive by City Council, who are elected by the citizens of McKinney. Chairman Cox stated that the Planning and Zoning Commission serves as appointed officials. He stated that these are far-reaching decisions that need to be made by our elected officials. Chairman Cox stated that many hours have gone into these proposed amendments. He stated that he was in support of the proposed amendments as recommended by Staff. On a motion by Commission Member Smith, seconded by Commission Member Kuykendall, the Commission voted to recommend approval of the proposed amendments as recommended by Staff, with a vote of 5-2-0. Commission Members Cobbel and McReynolds voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the August 21, 2018 meeting.

**15-300SP2** Conduct a Public Hearing to Consider/Discuss/Act on a Variance for a Site Plan (TRAXXAS), Located at 6250 Traxxas Way (REQUEST TO BE TABLED). Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. She offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation.

**18-0094FR** Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for an Automobile Dealership (Porsche McKinney), Located on the Northeast Corner of Hardin Boulevard and State Highway 121 (Sam Rayburn Tollway) (REQUEST TO BE TABLED). Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the August 28, 2018 Planning and Zoning Commission meeting due to the public notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance. She offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and table the item to the August 28, 2018 Planning and Zoning Commission meeting per Staff's recommendation.

**18-0085Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street). Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 65 acres of land from "AG" – Agricultural District to "LI" – Light Industrial District, generally for industrial uses. Mr. Soto stated that when looking at the surrounding area, there is light industrial to the south and west. He stated that given the area's designation for industrial uses, as well as the nearby access to two primary thoroughfares, Bloomdale Road and State Highway 5 (McDonald Street), the subject property is well positioned for a warehouse/distribution center. Mr. Soto stated that the proposed request should complement the surrounding properties

currently planned or zoned for similar industrial uses and should help establish the area as a strong employment area. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Doug Johnson, Texas Commercial Development, LLC, 4090 Deep Valley Drive, Dallas, TX, explained the proposed rezoning request. He stated that he had a lot of experience with industrial developments throughout North Texas, especially in the Dallas/Ft. Worth area. Mr. Johnson stated that there are a lot of tenants in the area that currently do not have an opportunity to expand in this market. He stated that there is a lot of industrial development with metal buildings close to the airport. Mr. Johnson stated that the buildings that they are proposing would have 100% masonry on the exterior, similar to the Blockbuster building. He stated that the proposed use would be very compatible for this area. Mr. Johnson stated that there are more industrial uses to the west of the subject property. He stated that there is definitely demand in this area for this use. Mr. Johnson briefly spoke about the access to nearby thoroughfares. He offered to answer questions. Commission Member Smith asked what type of research and development type of uses might be proposed. Mr. Johnson stated that there could be some manufacturing, warehouse, and possibly research and development type uses. He stated that it is speculative at this time and they were currently looking at various site plan designs. Mr. Johnson stated that there were talking with some McKinney tenants that need to expand and currently have no place to go. Chairman Cox stated that this is an opportunity for people to grow their business. He stated that McKinney needs more of this flex-type space. Chairman Cox thanked the applicant for their commitment. He opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission

unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action at the September 4, 2018 meeting.

**18-0005SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the Northeast Corner of Coit Road and Virginia Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed Specific Use Permit (SUP) request. He stated that the applicant is requesting a Specific Use Permit (SUP) to allow for an increase in the maximum number of motor vehicle fuel dispensers from eight to twelve to increase the number of vehicles that can be fueled at one time. Mr. Soto stated that the existing zoning on the subject property is a "PD" – Planned Development District with a base zoning of "BN" – Neighborhood Business District, which allows this use by right; however, limits the number of motor vehicle fueling pumps. He stated that the applicant is requesting 12 fueling pumps. Mr. Soto stated a concept plan for the entire tract, including the subject property, was approved by City Council on July 17, 2018. He stated that given the location at a major intersection of Coit Road and Virginia Parkway and the future commercial development surrounding the property, Staff is recommending approval of the Specific Use Permit (SUP) and offered to answer questions. Vice-Chairman Mantzey asked if access to the pumps would be off Coit Road. Mr. Soto stated that there would be two access points, one off of Coit Road and the other off of Virginia Parkway. Vice-Chairman Mantzey asked if commercial uses would be surrounding it. Mr. Soto said yes. Commission Member McCall asked for clarification on why they were requesting a Specific Use Permit (SUP). Mr. Soto stated that the "BN" – Neighborhood Business District limits the number

of motor vehicle fueling pumps allowed on a property. He stated that the applicant is seeking to increase the number of dispensers allowed up to 12; therefore, they must receive approval of a Specific Use Permit (SUP). Mr. John Featherston, The Dimension Group, 10755 Sandhill Road, Dallas, TX, stated that he was representing 7-Eleven. He concurred with the Staff Report, requested a favorable recommendation, and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the Specific Use Permit (SUP) as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action at the September 4, 2018 meeting.

**18-0093SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Medical Office Building, Located Approximately 400 Feet North of Collin McKinney Parkway and on the East Side of Custer Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan. He stated that the applicant is proposing to construct an 8,170 square foot medical office on approximately 0.79 acres of land. Mr. Soto stated that site plans could typically be approved by Staff; however, the applicant is requesting approval to utilize an existing wall between the proposed medical office and the adjacent residential development located east of the subject property. He stated that the existing wall is an 8-foot tall masonry wall that currently exists along the shared property line between the single family residence (Fairways at Craig Ranch) and the subject property. Mr. Soto state that while the responsibility of the wall is that of the neighborhood homeowners association (HOA) and not the subject property owner, the easements along this property line and potential maintenance issues of two walls abutting each other make this

a more practical option than installing a second wall. He stated that Staff is recommending approval of the proposed site plan request as conditioned in the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if this would be consistent with the adjacent development. Mr. Soto stated that the Artistry at Craig Ranch, to the southeast of the subject property, requested the same variance as the subject property. Chairman Cox asked what the distance would be between the two walls if the applicant was required to build a second wall. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that there is not a mandated space between the two walls. She stated that the walls would typically be offset enough with each wall being on the two properties that it would create a no man's land between them. Mr. Jon David Cross, Crossing Engineering Consultants, 131 S. Tennessee Street, McKinney, TX, stated that there is a brand new masonry screening wall with columns existing on the adjacent property. He stated that they were requesting to not have two walls next to each other. Mr. Cross requested approval of the request and offered to answer questions. Commission Member Smith asked if the homeowners association (HOA) maintained the existing wall. Mr. Cross stated that was his understanding. Commission Member Smith asked if they had any communication with the homeowners association (HOA) regarding utilizing the wall as their screening. Mr. Cross stated that the project manager might have communicated with them; however, he was unsure. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan as recommended by Staff.

**18-0052SP** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Library Expansion (John and Judy Gay Library), Located at 6861

Eldorado Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan. He stated that the City of McKinney is proposing to expand the John and Judy Gay Library by 15,215 square feet and add additional parking, located within the Community Park. Mr. Soto stated that the expansion will include additional stacks for adult and children books as well as multi-purpose rooms. He stated that the City submitted two potential facade plans for the expansion, which both meet the City's Architectural Standards. Mr. Soto stated that Staff recommends approval of the proposed site plan as conditioned in the Staff Report and offered to answer questions. There were none. Mr. Spencer Smith, Director of Libraries for the City of McKinney, explained the proposed site plan. He stated that Staff and the Community were excited about the expansion of the John and Judy Gay Library. Mr. Smith stated that library is very busy; therefore, the expansion is much needed. He offered to answer questions. Commission Member Smith asked about the potential completion date. Mr. Smith explained that it should take approximate 12 – 13 months after the ground breaking; however, there could be delays due to demands on the current space. Chairman Cox asked the architect on the project to come speak on the request. Mr. Tony Blaas, Hidell and Associates, 321 Martel Court, Coppell, TX, explained the proposed site plan request. He stated that today's libraries are changing, because they need to be flexible. Mr. Blaas stated that the John and Judy Gay library is the busiest library in McKinney. He stated that they were trying to create a rebranding of the library and still making it cohesive with the architectural style of the building. Mr. Blaas stated that they are able to get all of the same brick, glass, and stone using on the current facade for the expansion. He stated that they were providing a new hammerhead fire lane extension and creating an outdoor project space for the children's area there. Mr. Blaas explained that you would be able to see the activities inside the

building. He offered to answer questions. There were none. Mr. Smith briefly explained the differences between the two facade plans that had been submitted for the site. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that both of the facade plan options meet the City's ordinance. She stated that there is not a discretionary approval required by the Planning and Zoning Commission at this meeting. Commission Member McReynolds asked if the Commission was not allowed to vote on which option they preferred. Ms. Pickett stated that the Commission could make a comment on which they prefer; however, it would ultimately be City Council's decision. Vice-Chairman Mantzey stated that he was excited about the project and that they did a wonderful job with the various programs offered at this library. 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 unanimously voted to recommend approval of the proposed site plan as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action on September 4, 2018.

**18-0179MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block G and Common Area G-3 (The Vineyards, Phase 2), Located at the Southeast Corner of Collin McKinney Parkway and Corked Lane. Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant proposed to replat a common area and an unplatted portion of land into two single family residential lots and one common area. Ms. Spriegel stated that the applicant has met all of the requirements of the Subdivision Ordinance. She stated that Staff recommends approval of the proposed minor replat and offered to answer questions. There were none. Mr. Casey Gregory, 2000 N. McDonald Street, McKinney, TX,

concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as conditioned in the Staff Report.

**18-0192MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 2A1, Block A, of the Industrial Associates Addition and Lot 2R, Block A, of the McKinney Industrial Park No. 2, Located on the Southwest Corner of Industrial Boulevard and Couch Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed minor replat. He stated that the applicant is proposing to replat two existing lots, Lot 2R and Lot 2A1, in order to shift the lot line between the two lots. Mr. Soto stated that the applicant has met all of the requirements of the Subdivision Ordinance, as such Staff recommends approval of the proposed minor replat. He offered to answer questions. There were none. Mr. Ameir Robertson, Westwood Professional Services, 2740 Dallas Parkway, Plano, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox thanked Staff for their hard work.

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

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BILL COX  
Chairman