

MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
JUNE 13, 2013

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 P.M.

Commissioners Present:

X	Chairperson Wright	X	Commissioner Raney
	Commissioner Schroeder	X	Commissioner Lozano
X	Commissioner Stanislav		
X	Alternate Jeang	X	Alternate Cassavechia
X	Alternate Sutaria		

Alternate Sutaria was appointed a voting member.

Staff Present

	City Administrator Flanigan	X	City Secretary Smith
X	City Attorney Shepherd		

**PLEDGE OF ALLEGIANCE**

The pledges to the American and Texas flags were recited.

**PUBLIC COMMENTS** The City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

None

**INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR MAY 30, 2013.

MOTION: Commissioner Lozano moved to table the minutes to a future agenda. Commissioner Raney seconded with Commissioners Raney, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PRELIMINARY PLAT FOR ESTATES AT CREEKSIDE PARKER, PHASE 1, ZONED SF-T AND GENERALLY LOCATED EAST OF MOSS RIDGE.

Developer Gary Defrain and City Attorney Jim Shepherd were present to discuss the plat and overall development.

The City Engineer's letter, dated June 10, 2013, was reviewed and outstanding issues discussed. (see exhibit A)

City Attorney Shepherd stated all comments stating City Ordinance is discretionary is a problem. The Commission should not approve the plat until corrected by developer. An Interlocal agreement with the City of Wylie is needed regarding the parkland maintenance.

MOTION: Commissioner Stanislav moved to table this item until the Commission receives all necessary information. Commissioner Raney seconded with Commissioners Raney, Wright, Lozano, Sutaria and Stanislav voted for. Motion carried 5-0.

Chairperson Wright allowed resident Hugh Lewis to speak with regards to the proposed development.

Hugh Lewis, 3910 B'arc Lane. He stated 15-16 lots in this development back up to his property and he does not want drainage to run across his property. If plat is approved he wants to make sure that a ditch is shown on the plat. Mr. Lewis spoke with City Administrator Flanigan who told him B'arc Lane would not be used as a second point of access due to the trees in the area.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A ZONING CHANGE REQUESTED BY WYNNE/JACKSON, INC. FOR RE-ZONING APPROXIMATELY 322.34 ACRES OF LAND LOCATED IN THE GW GUNNELL SURVEY, ABSTRACT NO. 350, AND THE THOMAS ESTES SURVEY, ABSTRACT NO. 298, COLLIN COUNTY, TEXAS FROM SINGLE- FAMILY AND AGRICULTURAL-OPEN SPACE TO SINGLE-FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS. THE PROPERTY IS GENERALLY LOCATED AT THE WEST SIDE OF FM 2551 SOUTH OF KARA LANE AND NORTH OF E. PARKER ROAD.

Developer representative Christopher Jackson briefly reviewed the zoning request and overall development concept plan. The developer requested zoning request does not comply with Single Family Transitional (SFT) zoning. They have requested 1.4 acre average lot size.

The Commission concurred the lot size must be 1.5 acres as required in SFT zoning.

MOTION: Commissioner Lozano moved to recommend approval of Single Family Transitional zoning with an average 1.5 acre lots and with a condition to reduce the street right-of-ways from 60 foot to 50 foot to make the lots larger. Commissioner Stanislav seconded with Commissioners Raney, Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 5-0.

#### **ROUTINE ITEMS**

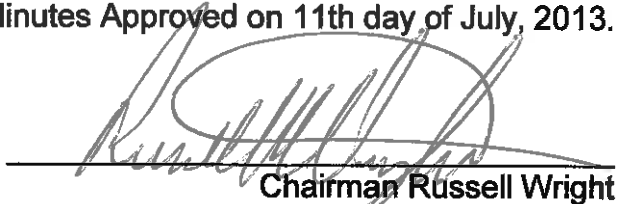
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4. FUTURE AGENDA ITEMS  
Next Regular Meeting – June 27, 2013  
City Thoroughfare Plan

5. ADJOURN


Adjourned at 9:00 p.m.

Minutes Approved on 11th day of July, 2013.

  
Chairman Russell Wright

Attest:

  
Commission Secretary Stanislav

  
Prepared by City Secretary Carrie L. Smith