



Planning & Zoning Commission  
Regular Meeting  
September 11, 2014, 7:00 PM  
City Hall – 665 Country Club Road  
Minutes

Call to Order

Chairman Peggy Rusterholtz called the meeting to order at 7:00 p.m.

Present/ (Absent):

Chairman Peggy Rusterholtz	Vice-Chairman David Keer
Commissioner Brian Blythe	Commissioner Andre Guillemaud
Commissioner Joe Williams	Alt. Commissioner Scott Sperling
City Manager Joni Clarke	City Secretary Kathy Wingo
Mayor Rebecca Mark	
Development Services Director Joe Hilbourn	

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Commissioner Brian Blythe led everyone in saying the Pledge of Allegiance.

It was noted that Boy Scout Walter Bedell of Troup 358 was in attendance at tonight's meeting.

Public Hearings

- 1) Public Hearing/discuss and consider an application submitted by Cheryl Smith on behalf of the Rivera Smith Family, LP, for a zoning change from R-2 to R-1 for a parcel of land situated in the State of Texas, County of Collin, being a part of the 13± acre tract out of the TD James Survey, Abstract # 477, conveyed to EE Morgan by RE Morrow, et al by deed recorded in Volume 363, Page 221 of the Deed Records of Collin County, Texas, being 1.962± acre tract.  
**[1621 Sterling Brown Lane]**

The Public Hearing was opened at 7:03 p.m.

There was no one present who wished to speak FOR this item.  
Presentation by Development Services Director Joe Hilbourn.

Jarrett Skidmore, 1595 Sterling Brown Lane came forward to speak AGAINST this item.

Angela Reis, 1620 Sterling Brown Lane came forward to speak AGAINST this item.

The Public Hearing was closed at 7:08 p.m.

**MOTION:** Commissioner Brian Blythe made a Motion to deny the application submitted by Cheryl Smith on behalf of the Rivera Smith Family, LP, for a zoning change from R-2 to R-1 for a parcel of land situated in the State of Texas, County of Collin, being a part of the 13± acre tract out of the TD James Survey, Abstract # 477, conveyed to EE Morgan by RE Morrow, et al by deed recorded in Volume 363, Page 221 of the Deed Records of Collin County, Texas, being 1.962± acre tract. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

- 2) Public Hearing/discuss and consider an application submitted by Cheryl Smith on behalf of the Rivera Smith Family, LP, for a zoning change from R-2 to R-1 for a parcel of land situated in the State of Texas, County of Collin, being a part of the 13± acre tract out of the TD James Survey, Abstract # 477, conveyed to EE Morgan by RE Morrow, et al by deed recorded in Volume 363, Page 221 of the Deed Records of Collin County, Texas, being 1.634± acre tract. **[1650 Sterling Brown Lane]**

The Public Hearing was opened at 7:11 p.m.

Presentation by Development Services Director Joe Hilbourn.

There was no one present to speak FOR this item.

Jarrett Skidmore, 1595 Sterling Brown Lane came forward to speak AGAINST this item.

Angela Reis, 1620 Sterling Brown Lane came forward to speak AGAINST this item.

The Public Hearing was closed at 7:13 p.m.

**MOTION:** Commissioner Andre Guillemaud made a Motion to deny the application submitted by Cheryl Smith on behalf of the Rivera Smith Family, LP, for a zoning change from R-2 to R-1 for a parcel of land situated in the State of Texas, County of Collin, being a part of the 13± acre tract out of the TD James Survey, Abstract # 477, conveyed to EE Morgan by RE Morrow, et al by deed recorded in Volume 363, Page 221 of the Deed Records of Collin County, Texas, being 1.634± acre tract. Vice-Chairman David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 3) Public Hearing/discuss and consider an application submitted by Cheryl Smith on behalf of the Rivera Smith Family, LP, for a zoning change from R-2 to R-1 for a parcel of land situated in the TD James Survey, Abstract # 477, Collin County, Texas, and being part of a called 13± acre tract described in a deed to EE Morgan of record in Volume 363, Page 221 of the Deed Records of Collin County, Texas, being 2.215± acre tract of land. **[1700 Sterling Brown Lane]**

The Public Hearing was opened at 7:14 p.m.

Presentation by Development Services Director Joe Hilbourn.

There was no one present to speak FOR this item.

Jarrett Skidmore, 1595 Sterling Brown Lane came forward to speak AGAINST this item.

Angela Reis, 1620 Sterling Brown Lane came forward to speak AGAINST this item.

The Public Hearing was closed at 7:16 p.m.

**MOTION:** Commissioner Joe Williams made a Motion to deny the application submitted by Cheryl Smith on behalf of the Rivera Smith Family, LP, for a zoning change from R-2 to R-1 for a parcel of land situated in the TD James Survey, Abstract # 477, Collin County, Texas, and being part of a called 13± acre tract described in a deed to EE Morgan of record in Volume 363, Page 221 of the Deed Records of Collin County, Texas, being 2.215± acre tract of land. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

### Regular Agenda

- 4) Discuss and consider the approval of the minutes from the August 14, 2014, and August 20, 2014, Planning & Zoning Commission meetings.

**MOTION:** Chairman Peggy Rusterholtz made a Motion to approve the minutes from the August 14, 2014, and August 20, 2014, Planning & Zoning Commission meetings. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

- 5) Discuss and consider the approval of a preliminary plat submitted by Steve Lenart for the Enchanted Creek Phase 1B subdivision, located just west of the intersection of Parker Road and FM 1378, otherwise known as the Hunt property.

**MOTION:** Vice-Chairman David Keer made a Motion to the approve preliminary plat submitted by Steve Lenart for the Enchanted Creek Phase 1B subdivision, located just west of the intersection of Parker Road and FM 1378, otherwise known as the Hunt property. Commissioner

Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

- 6) Discuss and consider the approval of the final plat submitted by Matt Moore for Lots 1 and 2 of the SC Lucas Addition located on Angel Parkway just to the north of the Lucas Wal-Mart.

**MOTION:** Commissioner Joe Williams made a Motion to approve the final plat submitted by Matt Moore for Lots 1 and 2 of the SC Lucas Addition located on Angel Parkway just to the north of the Lucas Wal-Mart. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

- 7) Discuss and consider the approval of a preliminary plat submitted by Steve Lenart for the Lewis Park subdivision, located just east of the Kenneth R. Lewis Park on Southview Drive.

**MOTION:** Commissioner Brian Blythe made a Motion to approve the preliminary plat submitted by Steve Lenart for the Lewis Park subdivision, located just east of the Kenneth R. Lewis Park on Southview Drive. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

- 8) Discuss and consider providing comments, give direction to the City Attorney, or approving the Declaration of Covenants, Conditions, and Restrictions for Creekside Estates Homeowners Association.

**MOTION:** Commissioner Andre Guillemaud made a Motion to approve the Declaration of Covenants, Conditions, and Restrictions for Creekside Estates Homeowners Association contingent approved by the attorney. Vice-Chairman David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 9) Discuss and consider giving Staff direction on a potential ordinance regarding the installation of fences, permitting of fences, requirements for fences, and style of fences. **[This item was tabled at the August 14, 2014 Planning & Zoning Commission meeting.]**

The item was removed from the table and a presentation was given by Development Services Director Joe Hilbourn.

A discussion by the members of the commission followed with several changes which will be incorporated into a proposed ordinance and brought back for the commission's consideration.

**MOTION:** Chairman Peggy Rusterholtz made a Motion to direct staff to make changes as discussed by the commission and bring back to the next meeting. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

10) Adjournment.


**MOTION:** Commissioner Brian Blythe made a Motion to adjourn the meeting at 8:21 p.m. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the Planning & Zoning Commission members on October 9, 2014.



  
Peggy Rusterholtz  
Chairman

ATTEST:

  
Jennifer Faircloth, TRMC  
Administrative Assistant