



Planning & Zoning Commission  
Regular Meeting  
November 6, 2014, 7:00 PM  
City Hall – 665 Country Club Road  
Minutes

Call to Order

Commissioner Peggy Rusterholtz called the meeting to order at 6:05p.m.

Present/ (Absent):

Chairman Peggy Rusterholtz	Vice-Chairman David Keer (6:48 pm)
Commissioner Brian Blythe (absent)	Commissioner Andre Guillemaud
Commissioner Joe Williams	Alt. Commissioner Scott Sperling (6:47 pm)
City Manager Joni Clarke	Admin Assistant Jennifer Faircloth
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 Andre Guillemaud led everyone in saying the Pledge of Allegiance.

With the absence of Commissioner Brian Blythe, Alternate Commissioner Kevin Weir will be a voting member for tonight's meeting.

Regular Agenda

1) Newly appointed commissioners will receive their Oaths of Office.

Administrative Assistant Jennifer Faircloth came forward to administer the Oath of Office.

2) Consider the appointment of a Chairman to serve a period of one (1) year, term ending October 31, 2015.

**MOTION:** Commissioner Andre Guillemaud made a Motion to appoint Commissioner Peggy Rusterholtz as Chairman to serve a period of one (1) year, term ending October 31, 2015. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4-0.

- 3) Consider the appointment of a Vice-Chairman to serve a period of one (1) year, term ending October 31, 2015.

**MOTION:** Chairman Peggy Rusterholtz made a Motion to appoint Commissioner David Keer as Vice-Chairman to serve a period of one (1) year, term ending October 31, 2015. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4-0.

## Public Hearings

- 4) A request for change in zoning from R-2 to C (commercial business) for a parcel of land, .9723 acres±, situated in the Jas Grayum Survey, ABS A0354, Tract 50, more commonly known as 1820 Country Club Road, Lucas, Texas.
- a. Presentation
  - b. Public Hearing
  - c. Discuss & Consider

Presentation by Development Services Director Joe Hilbourn.

Ryan Richardson 5001 Griffin Court, McKinney, the applicant came forward to address the Commission regarding the requested zoning change.

The Public Hearing was opened at 6:29 p.m.

Janean McLaughlin, 3 Skyview Dr., was not present at the meeting but is in opposition of this item. The homeowner feels this is not in an ideal location due to traffic concerns. This is not a correct spot for a commercial application.

Mike Correale, 1955 Northfork Lane, was not present at the meeting but is in opposition to this item. This is not a proper location for commercial due to distractions that may occur causing accidents.

Diane Iannocci, 9 Kingswood Drive, is in opposition to this item but did not wish to speak.

Michael and Janet Speiran, 1 Ewing Court, is in opposition of this item but did not wish to speak.

Erin Johnston, 21 Ewing Court, is in opposition of this item but did not wish to speak.

Pete Myers, 1755 Northfork Lane, is in opposition of this item but did not wish to speak.

Christy Smitherman, 2804 Jessica Lane, came forward to speak in FAVOR of this item.

Richard Sims, 1945 Northfork Lane, came forward to speak AGAINST this item.

Ron Southerland, 1910 Country Club, came forward to speak AGAINST this item.

Mary Alice Butler, 11 Ewing Court, came forward to speak AGAINST this item.

Amie Myers, 1755 Northfork Lane, came forward to speak AGAINST this item.

David Rogers, 1805 Country Club, came forward to speak AGAINST this item.

Jim Iannocci, 9 Kingswood Drive, came forward to speak AGAINST this item.

Sharon Inman, 1750 Northfork Lane, came forward to speak AGAINST this item.

Bradly Garrett, 490 Coyote Run, came forward to speak AGAINST this item.

The Public Hearing was closed at 6:50 p.m.

**MOTION:** Commissioner Joe Williams made a Motion to deny the request for a change in zoning from R-2 to C (commercial business) for a parcel of land, .9723 acres±, situated in the Jas Grayum Survey, ABS A0354, Tract 50, more commonly known as 1820 Country Club Road, Lucas, Texas. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-1. Vice-Chairman David Keer abstained from the vote.

- 5) A change in zoning from AO to C (commercial business) for a newly annexed tract of land, 30 acres±, situated in the Ann S. Hurt Survey, Abstract No. 428 and the James Lovelady Survey, Abstract No. 538 and being all of a tract of land conveyed to Lovejoy Independent School District as recorded in volume 2002-0137893 of the Deed of Records Collin County, Texas, more commonly known as Willow Springs Middle School located at 1101 West Lucas Road.
- a. Presentation
  - b. Public Hearing
  - c. Discuss & Consider

Presentation by Development Services Director Joe Hilbourn.

The Public Hearing was opened at 6:56 p.m.

Richard Sims 1945 Northfork Lane, came forward to ask if we approved this zoning, would it set a precedents. City Attorney Joe Gorfida responded by saying no this would not.

There was no one present who wished to speak FOR/AGAINST this item.

The Public Hearing was closed at 6:57 p.m.

Alternate Scott Sperling will be a voting member from this point forward in the meeting. There are now four voting members present Vice-Chairman David Keer, Commissioner Andre Guillemaud, Commissioner Joe Williams, and Chairman Peggy Rusterholtz.

**MOTION:** Commissioner David Keer made a Motion to approve the request for zoning from AO to C (commercial business) for a newly annexed tract of land, 30 acres±, situated in the Ann S. Hurt Survey, Abstract No. 428 and the James Lovelady Survey, Abstract No. 538 and being all of a tract of land conveyed to Lovejoy Independent School District as recorded in volume 2002-0137893 of the Deed of Records Collin County, Texas, more commonly known as Willow Springs Middle School located at 1101 West Lucas Road. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.



## Regular Agenda

- 6) Consider the approval of the minutes from the September 11, 2014, Planning & Zoning Commission meeting.

MOTION: Chairman Peggy Rusterholtz made a Motion to approve the minutes from the September 11, 2014, Planning & Zoning Commission meeting. Commissioner Joe Williams seconded the Motion. Motion Carried. Vote: 5-0

- 7) Consider the proposed regulations regarding the installation of fences, permitting of fences, requirements for fences, and style of fences.

MOTION: Chairman Peggy Rusterholtz made a Motion to table the consideration of the fence ordinance until the next regularly scheduled Planning and Zoning meeting. Commissioner Joe Williams seconded the Motion. Motion Carried. Vote: 5-0

- 8) Adjournment.

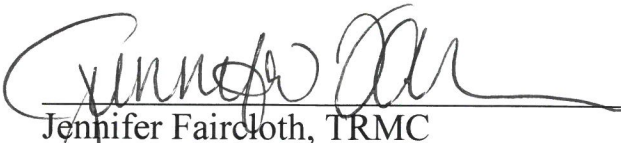
MOTION: Vice-Chairman David Keer made a Motion to adjourn the meeting at 7:01p.m. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the Planning & Zoning Commission members on December 11, 2014.



  
Peggy Rusterholtz  
Chairman

ATTEST:

  
Jennifer Faircloth, TRMC  
Administrative Assistant