

Planning & Zoning Commission  
Regular Meeting  
January 10, 2013, 7:00 PM  
City Hall – 665 Country Club Road  
Minutes

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Call to Order

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The meeting was called to order at 7:00 p.m. by Commissioner Karen Hurtt

Present:

Commissioner Karen Hurtt  
Commissioner David Keer  
Commissioner Brian Blythe  
Alt Commissioner Joe Williams  
Mayor Rebecca Mark  
City Manager Jeff Jenkins

Commissioner Sean McCaffity (absent)  
Commissioner Peggy Rusterholtz  
Alt Commissioner Andre Guillemaud  
City Secretary Kathy Wingo  
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.

Alternate Commissioner Andre Guillemaud will become a voting member for this meeting due to the absence of Commissioner Sean McCaffity.

Commissioner Karen Hurtt announced that Item # 6 has been removed from tonight's agenda.

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Regular Agenda

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- 1) Discuss and Consider the appointment of a Chairman for a period of one year, term ending October 31, 2013.

**MOTION:** Commissioner Brian Blythe nominated Commissioner Karen Hurtt to serve as the Chairman for a period of one year, term ending October 31, 2013. Commissioner David Keer seconded the nomination. Motion carried. Vote: 5-0.

- 2) Discuss and Consider the appointment of a Vice-Chairman for a period of one year, term ending October 31, 2013.

**MOTION:** Commissioner David Keer nominated Commissioner Sean McCaffity to serve as Vice-Chairman for a period of one year, term ending October 31, 2013. Commissioner Peggy Rusterholtz seconded the nomination. Motion failed. Vote: 1-3, Commissioner Brian Blythe, Chairman Karen Hurtt, and Alternate Commissioner Andre Guillemaud voting NAY. Commissioner Peggy Rusterholtz abstained from the vote.

**MOTION:** Commissioner Brian Blythe nominated Commissioner Peggy Rusterholtz to serve as Vice-Chairman for a period of one year, term ending October 31, 2013. Chairman Karen Hurtt seconded the nomination. Motion carried. Vote: 3-2, Commissioner David Keer and Commissioner Peggy Rusterholtz abstained.

## Public Hearings

- 3) Public Hearing/Discuss and Consider a request for zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres.

The Public Hearing was opened at 7:06 p.m.

Development Services Director Joe Hilbourn came forward to present the facts to the commission. This parcel was originally zoned in 2009 with a legal description, created by Staff, showing as incorrect acreage to be 162.6016 acres for R-1 and 309.7694 acres for Commercial Business. The description has been corrected and it is recommended by Staff to approve the rezoning of the parcel with 238.714 acres for R-1 and 188.633 acres for Commercial Business.

Commissioner Brian Blythe asked for a more exact location of the parcel.

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

Dale DeTarville, 6904 Taylor Lane, came forward to ask what type of homes will be built on the residential. There will be one house per acre.

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

**MOTION:** Vice-Chairman Peggy Rusterholtz made a Motion to recommend approval zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

## Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the November 8, 2012 Planning & Zoning Commission meeting.

There was a correction to the minutes found on Page 2, last line, remove the word "not".

**MOTION:** Commissioner Brian Blythe made a Motion to approve the minutes from the November 8, 2012 Planning & Zoning Commission meeting with the noted correction to remove the word "not" from the last line on page 2 of 3. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 5) Discuss and Consider the approval of the final plat for Estates of Forest Grove, an annexed parcel of land being 49.5 Acres, ABS A0506 JOHN W KERBY SURVEY, TRACT 36 for applicant Allen Scharton on behalf of Lucas Real Estate, LLC. This parcel is West of Stonegate on Forest Grove Road.

Development Services Director Joe Hilbourn came forward to state that Todd Winters with Engineering Concepts, on behalf of Liberty Bank, has requested approval of a final plat for a 49 acre  $\pm$  tract of land located on Forest Grove Road.

There are a total of ten (10) lots varying in size from 4 to 6 acres. The average lot size is 4.8 acres, a two (2) acre minimum lot size is required. The final plat meets all City requirements and the final walk through has been completed by Staff with no outstanding items.

This is an administrative approval and Staff recommends that the commission approve the final plat for Estates of Forest Grove.

**MOTION:** Vice-Chairman Peggy Rusterholtz made a Motion to approve the final plat for Estates of Forest Grove, an annexed parcel of land being 49.5 Acres, ABS A0506 JOHN W KERBY SURVEY, TRACT 36 for applicant Allen Scharton on behalf of Lucas Real Estate. Chairman Karen Hurtt seconded the Motion. Motion carried. Vote: 5-0.

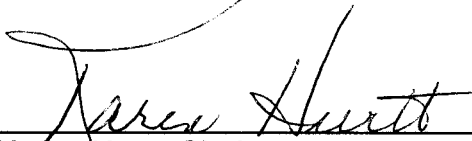
- 6) Discuss and Consider the approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.

Item # 6 is hereby removed from the agenda due to the fact that all of the public improvements are not complete; franchise utilities, street lights, water line laterals and street signs.

- 7) Adjournment.

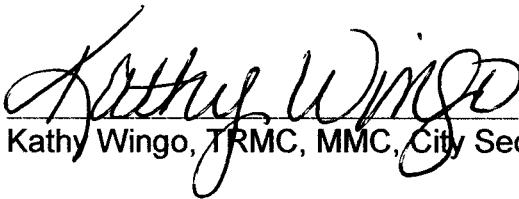
**MOTION:** Vice-Chairman Peggy Rusterholtz made a Motion to adjourn the meeting at 7:18 p.m. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the members of the Planning & Zoning Commission on February 14, 2013.

  
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Karen Hurtt, Chairman



ATTEST:

  
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Kathy Wingo, TRMC, MMC, City Secretary