

**Planning and Zoning Commission Meeting Minutes of January 8, 2013:**

**12-236Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Early B. & Lena Milstead, for Approval of a Request to Rezone Less than 16 Acres from "ML" - Light Manufacturing District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow for a Homeless Shelter and Related Uses, Located Approximately 350 Feet North of Power House Drive and on the East Side of State Highway 5 (McDonald Street)**

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the staff report.

Mr. Randall Pogue, P.E., Pogue Engineering & Development Company, Inc., explained the proposed rezoning request and concurred with the staff report.

Commission Member Gilmore asked how many kids the daycare could handle. Mr. Pogue stated that the number had not been set yet. He explained that the daycare would take care of the children when the parents went for job interviews, had training, etcetera. Mr. Pogue stated that the daycare would be for the Samaritan Inn and would not be open to the general public.

Vice-Chairman Franklin asked where the Retail Store would be located on the property. Mr. Pogue stated that the site plan has not been generated; however, the store would need frontage on McDonald.

Chairman Clark opened the public hearing and called for comments.

The following four citizens spoke in opposition regarding the proposed rezoning request. These citizens had concerns about the concentration of homeless in one area, security of surrounding properties, decrease in property values, safety of the individuals, parking on the site not meeting the zoning requirements, and why no other cities in Collin County have a homeless shelter.

- Mr. Brian Belcher, 406 Interchange, McKinney, TX
- Mr. Sands Harris, 5328 Waneta, Dallas, TX
- Mr. Raymond Green, 411 Interchange, McKinney, TX
- Ms. Elaine Belcher, 406 Interchange, McKinney, TX

Mr. Pogue stated that the current population of the Samaritan Inn is around 160 (105 adults and 55 children). He stated that they propose up to 300 additional units. Mr. Pogue stated that the Samaritan Inn turned away 148 applicants last month and over 1,000 were turned away last year. He stated that even if the proposed 300 units were available that it would still not be enough to support the need. Chairman Clark stated that our community has chosen to do this and he could not say why other communities have chosen not to help.

The Commission unanimously approved the motion by Commission Member Thompson, seconded by Commission Member Hilton, to close the public hearing.

Commission Member Thompson asked what the Comprehensive Plan shows the property is zoned. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that it shows the area zoned for industrial. He stated that

the proposed rezoning request would retain the “ML” – Light Manufacturing District zoning and would just be adding an additional land use.

Commission Member Thompson also had concerns about the safety of the individuals living near industrial uses and security of the surrounding properties.

Vice-Chairman Franklin stated that he thought the Samaritan Inn had considered building a shelter in Plano; however, they had a lot of opposition from the surrounding residents and it was not approved. He stated that the Samaritan Inn helps people from all walks of life that are down on their luck. Vice-Chairman Franklin stated that the Samaritan Inn has counselors, offers training, and helps them get back up on their feet. He felt they did a huge service for the community. Vice-Chairman Franklin stated that he was in favor of the request.

Commission Member Thompson agreed with Vice-Chairman Franklin that it is a benefit to the community; however, had concerns over the proposed location, security of the surrounding properties, and safety of the individuals being located in an industrial area.

Commission Member Hilton did not feel the individuals staying at the Samaritan Inn would be running around the area.

Mr. Pogue questioned if some of the people walking on Industrial Drive might be from the Job Corp or the nearby apartments. He stated there would be some form of fencing around the property. Mr. Pogue stated that they have already done a tree survey and plan to save the heritage trees on the property. He stated that there would potentially be two access points along State Highway

5 (McDonald Street). Mr. Pogue stated that many of the displaced families at the Samaritan Inn do not have vehicles, so there is not as much need for parking at the facility.

Vice-Chairman Franklin asked for the acreage of the existing facility. Mr. Pogue stated that it is less than five acres. Vice-Chairman Franklin stated that with the proposed development being around 15 acres, there would be plenty of room and things to do on the property for the residents. Mr. Pogue stated that they also plan to preserve a greenbelt for open space on the property. He reiterated that a site plan had not been completed yet.

On a motion by Commission Member Gilmore, seconded by Vice-Chairman Franklin, the Commission voted unanimously to recommend approval of the rezoning request as recommended by Staff.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 5, 2013.