

**Planning and Zoning Commission Meeting Minutes of October 13, 2015:**

**14-222Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "SF5" - Single Family Residential District, Located on the North Side of County Road 164 (Future Bloomdale Road) and Approximately 860 Feet West of County Road 1006**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed zoning request and stated that the associated annexation case would have its third and final public hearing at the November 3, 2015 City Council meeting. She stated that a petition against this request was distributed to the Commission prior to the meeting. Ms. Pickett stated that Staff recommended approval of the proposed zoning request and offered to answer questions. There were none.

Mr. Levi Wild, Sanchez and Associates, 402 N. Tennessee Street, McKinney, TX, explained the proposed zoning request, gave a brief history of the surrounding property owned by his clients, asked for a favorable recommendation, and offered to answer questions.

Chairman Cox asked if there was an associated site plan or proposed development associated with the proposed zoning request. Mr. Wild said no. He briefly explained that his clients envision a master planned community in the future for this area.

Vice-Chairman Zepp asked for more information regarding the surrounding property that Mr. Wild's clients owned in this area. Mr. Wild explained what surrounding properties that his clients currently owned and showed the locations on the map that was display on the overhead projector during the meeting. He stated that his clients

were trying to increase their land holdings for a future master planned community development.

Commission Member McCall wanted to clarify that there were no development plans as of yet. Mr. Wild stated that was correct.

Commission Member Egan asked if the property was currently unzoned. Mr. Wild stated that the property was currently within the City of McKinney Extraterritorial Jurisdiction (ETJ) and was not currently zoned or officially a part of the City of McKinney.

Chairman Cox opened the public hearing and called for comments. There were none. Mr. Tyler Scott, Sanchez and Associates, 402 N. Tennessee Street, McKinney, TX, turned in a Speaker Card in favor of the request; however, did not speak during the meeting.

On a motion by Commission Member Egan, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Smith asked if this property was in the floodplain or if there was a creek nearby. Ms. Pickett stated that she was not aware of it.

Commission Member Smith asked for the proximity of this property to the nearby gravel road. Ms. Pickett was not aware of the property's proximity to the gravel road.

Commission Member Egan asked for more information regarding the protest to this zoning request that the Commission Members received prior to the meeting. Ms. Pickett stated that she received it this afternoon prior to this meeting. She stated that she did not have additional information regarding their concerns, other than what was

included in their letter. Ms. Pickett was not aware of anyone showing up to discuss their concerns about this zoning request, since nobody spoke during the public hearing portion of the meeting. She stated that the petition would need to be filed formally with the City Secretary's Office and that it would go to City Council.

Chairman Cox had questions regarding the petition's language. Ms. Pickett explained that it was formal language used when filing a petition with the City Secretary's Office. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that if the petition was found to be valid, by having 20% of the landowners within 200 feet of this property signing the petition, then a super-majority of City Council would be needed to approve this zoning request.

Commission Member Smith asked where the property owners that signed the petition were located compared to the proposed property. Mr. Opiela stated that Staff was currently not aware of the property locations, since the petition was just received prior to the meeting.

Commission Member Smith asked if the proposed property was located within the McKinney Independent School District. Mr. Opiela indicated that the property was within the McKinney Independent School District.

On a motion by Vice-Chairman Zepp, seconded by Commission Member Egan, the Commission unanimously voted to recommend approval of the zoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 3, 2015.

