

## Planning and Zoning Commission Meeting Minutes of August 26, 2014:

### **14-145Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shaddock Developers, Ltd., on Behalf of Frances Melton and Clyde and Lucretia Geer, for Approval of a Request to Zone Fewer than 30 Acres to "PD" - Planned Development District, Located Approximately 1,900 Feet North of Eldorado Parkway and on the East Side of Custer Road**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed zoning request and expressed Staff's concerns. She distributed a revised Staff report prior to the meeting with the revisions highlighted in yellow. Ms. Pickett stated that Staff recommends denial of the proposed zoning request due to non-conformance with the City of McKinney's Comprehensive Plan.

Commission Member Stevens had questions regarding the lot sizes of the surrounding neighborhoods. Mr. Brandon Opiela, Planning Manager for the City of McKinney, discussed the Surrounding Zoning Information attachment in the Staff report that showed the surrounding lot sizes. Mr. Michael Quint, Director of Planning for the City of McKinney, explained that some of the surrounding properties were zoned prior to when the Comprehensive Plan was adopted.

Chairman Franklin asked what was shown on the Comprehensive Plan for this property. Mr. Opiela stated that the Comprehensive Plan's Future Land Use Plan Modules Diagram has this property as a Suburban Mix and the Future Land Use Plan has low density and mid density residential uses for this property.

Mr. William Shaddock, Shaddock Developers, Ltd., 2400 Dallas Pkwy., Plano, TX, explained the proposed zoning request and showed a PowerPoint presentation. He stated that American Legend Homes and Shaddock Homes were currently under contract to build residential units on the property. Mr. Shaddock stated that they were seeking to be annexed into Stonebridge Ranch.

Commission Member Hilton asked how they calculated the lot sales price. Mr. Shaddock stated that it was the price that they were selling the lots to the builders.

Commission Member Stevens asked if the development would have front- or rear-entry garages. Mr. Shaddock stated that they would be front-entry garages.

Chairman Franklin opened the public hearing and called for comments.

Mr. Joel Krause, 2413 Trinity Ln., McKinney, TX, had concerns about the trees on the north side of the property. Mr. Shaddock briefly discussed the City of McKinney Tree Preservation Ordinance. Mr. Quint stated that the applicant was requesting to have the property annexed into the City of McKinney. He stated that if the property was not annexed into the City of McKinney then they would not be required to follow the City of McKinney Tree Preservation Ordinance. Mr. Quint also stated that currently the applicant could build the proposed layout in the Extraterritorial Jurisdiction (ETJ). He briefly discussed the benefits of annexing the property into the City of McKinney. Mr. Quint stated that the City Council had already held two public hearings for the annexation proceedings of this property.

Commission Member Gilmore had questions regarding the density of the property. Mr. Shaddock explained that the development would not work with a 3.2 dwelling units per acre density with the surrounding developments.

Mr. Clyde Geer, 2417 S. Custer Rd., McKinney, TX, gave a brief history of the ownership of the property. He stated that the north side of the property had mostly Hackberry trees that were not worth saving. Mr. Geer was impressed with the quality products that Mr. Shaddock had been associated with in other developments.

On a motion by Commission Member Stevens, seconded by Commission Member McReynolds, the Commission voted unanimously to close the public hearing, with a vote of 5-0-0.

Commission Members Gilmore, McReynolds, and Stevens were in favor of the proposed development for the property.

Commission Member Hilton expressed concerns with the lot price and density for the development. Mr. Shaddock felt that if they were able to purchase the land from Mr. Geer at a lower amount that it would not made a big difference in the final lot price due to current development costs.

Commission Member Gilmore questioned the Stonebridge Ranch Community Association, Inc. letter of support included in the Staff report. He stated that we was not aware of the Stonebridge Ranch Homeowners Association (HOA) approving the annexation of this property into their development. Mr. Shaddock stated that he met with Mr. Jon Dell'Antonia and Mr. Mike Lesku to discuss the development and being annexed into the Stonebridge Ranch development. He stated that Mr. Dell'Antonia and Mr. Lesku agreed that this property should be included in the Stonebridge Ranch Development and submitted the letter of support. Mr. Shaddock stated that the official HOA meeting would take place on Thursday, August 28<sup>th</sup> to vote on including this property in their development.

Chairman Franklin asked if the density of the property was based off of gross acreage or net acreage. Mr. Shaddock stated that it was based off of the gross acreage of the property.

On a motion by Commission Member Gilmore, seconded by Commission Member McReynolds, the Commission voted to recommend approval of the zoning request as recommended by Staff, with a vote of 4-1-0. Commission Member Hilton voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 16, 2014.