

## **Planning and Zoning Commission Meeting Minutes of March 10, 2015:**

### **15-029Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential and Commercial Uses, Located on the East Side of State Highway 5 (McDonald Street) and on the South Side of Country Road 278 (REQUEST TO BE TABLED)**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the March 24, 2015 Planning and Zoning Commission meeting due to the correct number of public hearing notification signs not being posted on the subject property by the applicant in the timeframe required by the Zoning Ordinance.

Commission Member Gilmore asked why so many of the public hearing notification signs had not been posted by the applicants. Ms. Pickett stated that this applicant did not post the proper number of signs on the property to be considered properly noticed. She stated that the other applicants had not posted their public hearing notification signs on their properties by the deadline.

Chairman Franklin opened the public hearing and called for comments.

Ms. Sharon Mackenzie, 2610 Clublake Trail, McKinney, TX, expressed concerns regarding traffic issues if this property was zoned to single family residential uses. Ms. Pickett stated that some consideration had been given to the future of these roads, including adding additional roads throughout the proposed property. She stated that there was a pre-annexation agreement with this property that addressed these issues.

Ms. Mackenzie asked if the subject property had already been annexed into the City of McKinney. Ms. Pickett explained that the annexation case (#15-028A3) would be forwarded to City Council for final consideration at the April 7, 2015 meeting.

Ms. Mackenzie stated that she owns property near the subject property and her property was annexed into the City of Melissa. She pointed out where her property was located on the map displayed on the overhead screen.

Chairman Franklin mentioned that this request was being tabled tonight and suggested that Ms. Mackenzie contact Ms. Pickett to discuss the plans for the subject property. He stated that this request should be coming back before the Planning and Zoning Commission at the next meeting on March 24, 2015. Chairman Franklin stated that Ms. Mackenzie could come to that meeting to discuss her concerns, if they were not addressed by speaking with Ms. Pickett.

Mr. Gilbert Padron, 5467 N. McDonald Street, Melissa, TX, expressed concerns regarding traffic issues on Highway 5 (McDonald Street) and Telephone Road by the zoning of this property to single family residential uses. Chairman Franklin also suggested that Mr. Gilbert discuss the request with Ms. Pickett to get more clarification on what was being proposed on the subject property.

Ms. Pickett stated that the applicant should be present at the Planning and Zoning Commission Meeting being held on March 24, 2015 to make a presentation and address concerns.

On a motion by Commission Member Kuykendall, seconded by Vice-Chairman Hilton, the Commission voted unanimously to continue the public hearing and table the proposed zoning request to the March 24, 2015 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.