

Planning and Zoning Commission Meeting Minutes of October 24, 2017:

17-085Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located at the Southeast Corner of Greenville Road and Enloe Road

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 0.38 acres of land from "AG" – Agricultural District to "SF5" – Single Family Residential District, generally for single family residential uses. Ms. Spriegel stated that the current zoning district allows for primarily agricultural uses; however, the applicant has indicated the potential for the property to develop for single family residential uses. She stated that the Future Land Use Plan (FLUP) designates the property for residential uses. Ms. Spriegel stated that the adjacent properties to the north, south, east, and west, are currently used or zoned for single family residential uses. She stated that given the adjacent similar single family residential uses, it is Staff's professional opinion the rezoning request is appropriate for the subject property and will remain compatible with the existing and future land uses. Ms. Spriegel stated that Staff recommends approval of the proposed rezoning request. She offered to answer questions.

Alternate Commission Member McReynolds asked if the property boundaries were drawn correctly. Ms. Spriegel said yes, the property boundaries are drawn correctly and do cross over Enloe Road. She stated that Enloe Road was not formally a dedicated right-of-way and would be dedicated as part of the platting of this property.

Alternate Commission Member McReynolds asked how the setbacks would be affected with the right-of-way dedication for Enloe Road. Ms. Spriegel stated that they would be able to meet their setbacks with the required right-of-way.

Commission Member Cobbel asked if that would be addressed during the platting process. Ms. Spriegel said yes.

Mr. Mike Ripperger, 6951 Virginia Parkway, McKinney, TX, explained the proposed rezoning request. He concurred with the Staff Report.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning 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 December 5, 2017.