

Draft Planning and Zoning Commission Meeting Minutes of June 14, 2022:

22-0015Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the Northeast Corner of Lake Forest Drive and Future Collin McKinney Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request and Staff's concerns. She stated that rezoning the property would prematurely eliminate the commercial potential that this tract may have in the future. Ms. Sheffield stated that Staff was unable to support the rezoning request and offered to answer questions. Vice-Chairman Mantzey asked if Staff's recommendation was due to saving hard corners for commercial uses. Ms. Sheffield said yes. She stated that the subject property was at the hard corner of Lake Forest Drive (a major 6-lane arterial) and future Collin McKinney Parkway (a greenway 4-lane arterial) and its proximity to State Highway 121 (Sam Rayburn Tollway) with the entertainment uses along that corridor were the reasons. Mr. Don Paschal, 904 Parkwood Court, McKinney, TX, explained the proposed rezoning request and gave a presentation. Chairman Cox opened the public hearing and called for comments. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey asked Staff to discuss the issues outside of the straight zoning for the property. Ms. Sheffield stated that the applicant is requesting an alternate screening device and reduced the rear-yard setback to 25' from the required 45'. Vice-Chairman Mantzey asked if the proposed development would be limited to two-story units. Ms. Sheffield said yes. Vice-Chairman Mantzey asked what the setback would

be for single-family setbacks in the New Code. Ms. Sheffield stated that Staff is looking into a transitional zone for the New Code depending on the proposed heights. Commission Member Kuykendall asked Staff to clarify why they are recommending denial of the request. Ms. Sheffield stated that the existing commercial entitlements on this hard corner of the two arterial roadways and introducing additional residential square footage would reduce the total commercial area to less than 29 acres of the original 93 acres of commercial zoning. Commission Member Woodruff stated that he looks at this as being closer to single-family/multi-family uses. He asked what the current setbacks are for single-family uses backing up to each other. Ms. Sheffield stated that with the current residential districts it ranges between 15' – 25'. Commission Member Wattley asked about the proposed unit sizes. Mr. Daniel Hasbani, Continental Properties, W134N8675 Executive Parkway, Menomonee Falls, WI, stated that the proposed smallest unit would be approximately 980 sq. ft. and the largest unit would be approximately 1,800 sq. ft. Vice-Chairman Mantzey stated that he understands Staff concerns; however, feels that the corner would be difficult to develop as commercial. He discussed some other commercial areas that struggled in the area. Vice-Chairman Mantzey stated that he is comfortable with the proposed setbacks due to the two-story product being closer to single-family development. He stated that he was in support of the proposed rezoning request. Commission Members Woodruff and Taylor concurred with Vice-Chairman Mantzey's comments and felt this would be a challenging retail location. They were in favor of the proposed rezoning request. Commission Member Kuykendall stated that Staff has done a good job in outlining the way it would be and she was in support of recommending denial of the request. Commission Member Doak stated that he understands Staff's position about saving hard corners. He felt this property would not be a good location for commercial uses. Commission Member Doak was in support of the proposed rezoning request. Commission Member Wattley stated that he was in support of the request and felt it would be a good use of the property. Chairman Cox stated that the property value under the proposed zoning would be greater than the proposed value under the existing zoning. He stated that it is

a tough site to develop and missing egress and ingress. Chairman Cox stated that he was in favor of the applicant's request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission voted to recommend approval per the applicant's request, with a vote of 6-1-0. Commission Member Kuykendall voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the June 21, 2022 City Council meeting.