

Draft Planning and Zoning Commission Meeting Minutes of May 26, 2020:

20-0014Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of Rockhill Road and Approximately 200 Feet West of Dogwood Trail. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that he distributed five letters of opposition to the Commission that were received today. Mr. Moss stated that the packet included three letters of opposition and one letter of support. He discussed the surrounding uses. Mr. Moss stated that the proposed zoning would tie down the proposed layout exhibit included in the Staff report. He discussed the proposed layout, parking, landscaping, and screening for the development. Mr. Moss stated that given the scale and density, Staff feels the proposed zoning would provide an appropriate transition between the existing multi-family and the single-family homes in the vicinity. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked for the current density. Mr. Moss stated that the current zoning has a patio home across Rockhill Road and multi-family zoning on the remainder of the property that would cap out at 17 units per acre. Commission Member Haeckler asked if the density would be increasing or decreasing with the proposed rezoning request. Mr. Moss stated that the overall density would be decreasing. He stated that they were proposing a cap of 10 units per acre. Commission

Member Haeckler asked about the access points. Mr. Moss stated that there were two proposed entrances. He stated that one entrance would align with an existing street and the other would be further to the east. Vice-Chairman Mantzey asked about the possibility of widening Rockhill Road. Mr. Moss stated that the Engineering Department Staff told him that any development at this location would be required to develop their half of Rockhill Road. Ms. Lisa Gage, Gage Planning Associates, LLC, 5911 S., Banning Street, Gilbert, AZ, concurred with the Staff report and offered to answer questions. There were none. She also stated that Staff was great to work with on this request. Chairman Cox opened the public hearing and called for comments. Ms. Jules Ellis, 2802 Rockhill Road, McKinney, TX, stated that they have lived at this location for 24 years. She spoke in opposition to the request. Ms. Ellis expressed concerns over a masonry screening wall that would be located across from their property. She questioned if the proposed entrance to the west was actually lined up with the existing street. Ms. Ellis express concerns about headlights from vehicles leaving the development shining into adjacent property owner's windows at night. She expressed concerns regarding the number of apartments being built in the area. Ms. Ellis stated that the nearby Rustic Apartments having emergency vehicles and the police there all of the time. She stated that she has been told there are drug problems there. Ms. Ellis stated that they did not want more of these issues near their house. She stated that the Fiscal Analysis shows the property would have a \$13 million reduction in taxable property value compared to what could be developed on the property under the current zoning. Ms. Ellis requested that the developer install an 8' masonry screening wall instead of a 6' masonry

screening wall. She requested that they move the proposed pool location to border the Rustic Apartments and away from Rockhill Road, to help with the noise issues. Ms. Ellis stated that they can hear people at the Rustic Apartments' pool at night. Mr. Neil Mays, 2710 Rockhill Road, McKinney, TX, asked about the future enhancement of Rockhill Road. He expressed concerns about having a continued construction zone on Rockhill Road with all of the development occurring for the next few years. Mr. Mays asked when the construction on this property would begin, if approved. He stated that when he moved here 21 years ago, he was told that garden style homes were planned for the subject property. Mr. Mays stated that there was a difference in purchased property verses rental property. On a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Kuykendall asked Staff to discuss the current zoning and density verses the proposed density. Mr. Moss stated that the current zoning has a minimum 4,500 square foot lot size garden style houses across Rockhill Road in the first 100 feet and behind that based off of the "RG-18" – General Residence District, which is an older multi-family district that has a modified density cap of 17 units per acre. Commission Member Haeckler asked if they were proposing a change in the height allowance. Mr. Moss stated that the proposed zoning would keep the same height allowance currently allowed and in line with the adjacent zoning at 35'. Commission Member Haeckler asked Staff to discuss the steps of when traffic and street improvement studies would be completed during the submittal process. Ms. Moss stated that at the time of site planning, Engineering

Staff would evaluate the need for any studies deemed necessary and any improvements that would be required. He stated that after speaking with Engineering Staff recently, the developer would be required to build half of Rockhill Road that is currently substandard. Chairman Cox asked if the developer would be required to build their portion of Rockhill Road before construction began or afterwards. Mr. Moss stated that they would be required to improve the road with the construction on the site. He stated that before they could get their certificate of occupancy and plat filed, they would be required to have the improvements accepted by the Engineering Department. Chairman Cox asked if there was a way for citizens to track the progress of the project. Ms. Moss stated that the City has an online dash board that tracks what submittals have been received. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that there is also a Notify Me email option on the City's website where citizens can sign up to be notified when specific agendas are published. For example: City Council and Planning and Zoning Commission agendas. Chairman Cox asked Ms. Gage when they plat to begin construction on the site. Ms. Gage stated that the hope to break ground during the fourth quarter of 2020. Chairman Cox asked if she knew the estimated length of construction time for the project. Ms. Gage stated that it would be approximately 12 months. Vice-Chairman Mantzey asked if Ms. Gage could relay the neighbor's concerns to the developer. Ms. Gage stated that she would share their concerns to the developer for consideration. Commission Member Haeckler stated that the proposed rezoning request would reduce the density and they were not requesting any height

variances. On a motion by Commission Member Haeckler, seconded by Commission Member Taylor, the Commission Unanimously voted to 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 June 16, 2020.