

Planning and Zoning Commission Meeting Minutes of January 27, 2015:

14-166Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" -Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" -Corridor Commercial Overlay District, Generally to Allow for Townhome Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and expressed Staff's concerns. She stated that the applicant was requesting modifications to the development regulations including, but not limited to, no maximum lot area or width, no side yard setback with the exception that 10 feet of separation must be maintained between the buildings, a maximum density shall be 8.5 dwelling units per acre, and additional architectural standards. Ms. Pickett stated that the request also included a provision to allow up to 50% of the proposed townhomes to have front-entry garages. She stated that typically lots less than 50 feet in width were required to use rear-entry garages per the Ordinance. Ms. Pickett stated that given the proposed lot sizes, the proposed front-entry garage could result in over 80% of the front façade being dominated by a garage door, which Staff felt would have a negative impact. She stated that this afternoon the applicant asked to modify the request to include a minimum lot width of 25 feet. Ms. Pickett stated that this would need to be added as a special ordinance provision prior to going to City Council. She stated that the applicant was also requesting to have a front build-to line of 20 feet. Ms. Pickett stated that Staff felt the setback of the rear-entry lots, ranging from 2 to 13 feet,

would be inconsistent when set across from the front-entry lots. She stated that Staff felt that the sides of the streets featuring the narrow front-entry lots would be unable to accommodate on-street parking for the residents and their guests. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to the proposed development standards' inability to mandate or achieve a high quality development.

Mr. Levi Wild, Sanchez and Associates, 402 N. Tennessee Street, McKinney, TX, explained the proposed rezoning request and showed a PowerPoint presentation. He explained that they were requesting to rezone an existing, permitted apartment project to a proposed townhome neighborhood. Mr. Wild briefly discussed the history of the existing, approved apartment project for the property and some of the Ordinance changes that had taken place since the plan was approved in 2008. He felt that if the proposed rezoning request was denied, they could be building the approved apartment project on the property by this summer. Mr. Wild discussed the proposed parking on the project. He briefly discussed the parking at the Saddle Club subdivision that was similar to what they were proposing. Mr. Wild stated that they were proposing a minimum of 25-foot wide townhomes. He felt that proposed townhomes were an improvement over the existing, approved apartments for the property.

Commission Member McReynolds asked if the proposed townhome development parking exhibit, that was a part of Mr. Wild's presentation, was a scaled drawing. Mr. Wild said yes.

Commission Member McReynolds asked how wide the actual street was from curb to curb. Mr. Wild said it was 26 feet.

Commission Member McReynolds asked if this was the standard residential street width for the City of McKinney. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that was the standard residential street width.

Commission Member McReynolds expressed concerns that the residents or their guests might park on both sides of the proposed streets, which could make driving down these streets difficult. He asked about having no parking signage on one side of the street to prevent this issue. Mr. Wild stated that he would agree to have no parking signs on one side of the streets to address this concern. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the only way that parking could be prohibited on a public street would be by City Council approving an ordinance to restrict it. Mr. Wild briefly discussed some no parking signs within the Barcelona subdivision.

Commission Member Gilmore asked about the differences between the previous proposed front-entry garages and the current request. Mr. Wild stated that they had scaled back the number of front-entry garages from about 65% to now less than 50%.

Commission Member Gilmore asked if there would be a conceptual plan tied to the request. Mr. Wild stated that he was working on a land plan; however, it had not been approved by his client yet.

Commission Member Kuykendall asked if there was a possibility that there could be front-entry garages facing each other on both sides of the street. Mr. Wild stated that they were looking at building front-entry garages across the street from rear-entry garage townhomes, so there would not be garages on both sides of the street. Mr. Opiela expressed concerns that without a concept plan attached to the request that this could not be guaranteed. He stated that the previous request had a concept plan

attached for informational purposes only; however, the applicant requested to have it removed from the current request. Mr. Wild stated that they were agreeing to cap the number of front-entry garages to 50% or less.

Chairman Franklin stated that some surrounding residents had turned in letters of support. He asked if that was how most of the surrounding residential neighbors felt. Mr. Wild stated that they had also been answering questions about the proposed development of the property from the surrounding neighbors. He felt that most of them were in support of the project. Mr. Wild stated that he did not have a developer that was willing to do 100% rear-entry garages for this property. He stated that the landowner had a contract on the property for about eight months now. Mr. Wild reiterated that if the townhome request was denied then apartments would most likely be built on the property.

Commission Member Gilmore asked if there was a price point set for the proposed townhomes. Mr. Wild did not know what the price point would be; however, he guessed it would be around \$300,000.

Commission Member Gilmore asked if a clubhouse would be included in this development. Mr. Wild stated that they were not that far along in the development process to know at this time.

Chairman Franklin opened the public hearing. There being none, on a motion by Commission Member McReynolds, seconded by Vice-Chairman Hilton, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member McReynolds expressed concerns about not having more detailed plans on what they plan to develop on the property tied to the request.

Commission Member Gilmore stated that he did not prefer to see apartments on the property and that the applicant had decreased the number of front-entry garages being proposed to be built. Chairman Franklin was in agreement with him.

Commission Member Kuykendall liked that the applicant was proposing a lower density development; however, she expressed concerns that they were not tying down more detailed plans for what they intend to development on the property.

Commission Member Zepp asked for more details on why Staff was recommending denial on the request. Mr. Quint stated that the applicant did a good job on presenting their case. He stated that Staff still had concerns with front-entry garages dominating the whole front of those townhomes. Mr. Opiela also expressed concerns about having front-entry garages, and that it would only leave about seven feet for the door to those townhomes. Mr. Opiela felt that the front-entry side of the street would look like garage, after garage, after garage, et cetera.

Commission Member Zepp stated that he would like the applicant to guarantee that there would not be opposing driveways across the street from each other. He also suggested that the Commission request that the front-entry garage doors be of a higher standard. Commission Member McReynolds suggested that the front-entry garage doors have windows in them instead of just having a panel garage door. Mr. Wild stated that they were going to meet the Architectural Standards for townhomes. He stated that they plan to build a high quality development. Mr. Wild stated that they were willing to stipulate that they would not build front-entry garage townhomes across the street from other front-entry garage townhomes. He stated that a plat application had

been submitted to the City. Mr. Wild stated that he would like to see this request be presented to City Council in a timely manner.

Commission Member Stevens asked about the extended curbs shown on the proposed townhome development parking exhibit that was a part of Mr. Wild's presentation. Mr. Wild felt that these were typical and that there would probably be a sidewalk on that side of the street. Commission Member Stevens expressed concerns about these curbs. Mr. Opiela stated that the curbs shown and sidewalk were standard. He stated that without the landscaped areas then it would be one continuous piece of concrete the entire way, which would not be desired. Commission Members McReynolds and Zepp felt the curbs were appropriate. Mr. Wild stated that it would help show where each front-entry townhomes parking area was located.

Commission Member Gilmore asked if there would be sidewalks on both sides of the streets. Mr. Wild said yes.

Commission Member Stevens expressed his concerns about having front-entry garages; however, he also stated that he would prefer to see townhomes instead of apartment built on this property. Mr. Quint stated that was a valid concern. He stated that a multi-family complex had already been negotiated and approved by City Council for this property. Mr. Quint stated that the Regional Employment Center (REC) was initially intended for higher density developments. He felt that multi-family development was appropriate for this area. Mr. Wild stated that City Council approved the multi-family zoning on this property in 2008. He stated that the Ordinance amendments in 2010 were to increase the multi-family standard requirements. Chairman Franklin asked if that was correct. Mr. Quint stated that it was true to a point. He stated that City

Council's modifications to the multi-family ordinances were addressing the overall requirements for the whole City of McKinney, not specific to this property or to the Regional Employment Center (REC) Overlay District.

Commission Member Zepp asked Mr. Wild if he would be willing to stipulate installing specific, higher quality, front-entry garage doors in the proposed development. Mr. Wild stated that he would be willing to choose the beefed up garage doors option in the architectural standards requirements exhibit that allows the applicant to choose various options.

Commission Member Zepp felt that there was still a lot to be determined on the development and was surprised to see the revised request so quickly.

Vice-Chairman Hilton expressed his concerns about front-entry garage townhomes. He stated that the Regional Employment Center (REC) Overlay District was designed for higher density uses.

Commission Member Zepp asked if City Council had an opinion on front-entry garages for townhomes. Mr. Quint gave an example where City Council recently did not approve a townhome project that had front-entry garages. He also briefly discussed the townhome standard that was approved by City Council that requires alleys and rear-entry garages on townhome lots less than 50 feet in width.

Vice-Chairman Hilton had concerns about parking on both sides of the streets and traffic issues.

A motion by Vice-Chairman Hilton to deny the request per Staff's recommendation died due to a lack of a second.

On a motion by Commission Member Gilmore, seconded by Chairman Franklin, the Commission voted to recommend approval of the rezoning request with requirement that there be 50% or less front-entry garages built, that there not be any front-entry garage doors facing another front-entry garage door across the street, that all units feature carriage-style garage doors, and that a site plan be in place prior to this request going to City Council, with a vote of 4-3-0. Vice-Chairman Hilton, Commission Member Kuykendall and Commission Member McReynolds 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 February 17, 2015.