

Planning and Zoning Commission Meeting Minutes of November 13, 2012:

12-163Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Churchill Residential, on Behalf of Donald M. Motsenbocker, for a Request to Rezone Approximately 5.50 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of College Street and Approximately 875 Feet North of Eldorado Parkway

Mr. Anthony Satarino, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends denial of the proposed rezoning request due to nonconformance with City Council's stated vision for multi-family developments and due to nonconformance with the City's Multi-Family Policy.

Vice-Chairman Franklin asked what materials that the applicant was proposing was not allowed by City's Multi-Family Policy. Mr. Satarino stated that he believes that they were requesting a stucco exterior; however, the current ordinance requires at least 85% masonry. Chairman Clark asked if the stucco material would be allowed under the proposed ordinance amendments. Mr. Quint, Director of Planning for the City of McKinney, stated that some ordinance amendments would be presented at the City Council and Planning and Zoning Commission Joint Work Session on November 26, 2012; however, he did not feel comfortable discussing those draft revisions prior to them being presented at that meeting.

Mr. Robert Roeder, 1700 Redbud, McKinney, TX, explained the proposed rezoning request. He did not feel that there was a zoning category that covered the proposed senior independent living facility. Mr. Roeder stated that the

residents would be 55 years old or older. He stated that about 50% of the residents would drive their own vehicles. Mr. Roeder stated that they are requesting that 50% of their parking be covered or enclosed parking. He stated that they are requesting a requirement to be placed in the "PD" that the facility provides transportation for the residents. Mr. Roeder stated that they are requesting that the density be increased from 24 to 29 units to keep cost down for the residents. He stated that they are requesting the facility be four-stories to help reduce walking distances for the residents. Mr. Roeder stated that they do not see the need for a 6' tall masonry wall surrounding the property. He stated that he felt they only needed to provide traditional landscaping buffers and not the extended buffers required in the City's Multi-family Policy.

Commission Member Gilmore asked Mr. Roeder if the property would be gated. Mr. Roeder said yes, that it would have a gate going to the parking areas.

Commission Member Bush asked for clarification on the surrounding security fencing on the property. Mr. Roeder stated that they plan to build a 6' tall wrought iron fence instead of the required masonry fence.

Vice-Chairman Franklin asked for the total value of the project. Mr. Roeder stated that the appraised value would be between 7 – 7.5 million dollars. Vice-Chairman Franklin stated that it would help the City's tax base.

Commission Member Gilmore asked for the location of the facility compared to the Senior Citizen Center. Mr. Roeder stated that it would be north of the Collin County Appraisal District building and across from the Senior Citizen Center.

Chairman Clark asked Staff for guidance on making a recommendation on this request to City Council. Mr. Michael Quint, Director of Planning for the City

of McKinney, recommended that the Commission vote on what they felt was right. He recognized the Zoning Ordinance was outdated on this topic. Mr. Quint stated that Staff was working on addressing the issues. He stated that Staff tried to address some of the concerns in the ordinance amendments that were presented on at the City Council and Planning and Zoning Commission Joint Meeting on November 5, 2012; however, those items did not pass. Mr. Quint stated that Staff plans to present some new definitions at the City Council and Planning and Zoning Commission Joint Work Session on November 26, 2012. Chairman Clark stated that those items would not be addressed by the City Council Meeting on December 4, 2012 for this item. He stated that there could be a chance that City Council could table the request until the definitions are decided upon. Mr. Roeder did not feel that City Council would table the item based upon his conversations with various Council Members.

Chairman Clark asked Mr. Roeder if they agreed with the conditions in the staff report. Mr. Roeder said yes.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Franklin, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as listed in the staff report.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council Meeting on December 4, 2012.