

**Planning and Zoning Commission Meeting Minutes of December 11, 2012:**

**12-191Z2     Conduct a Public Hearing to Consider/Discuss/Act on the Request by J Rose Architecture, on Behalf of Bungalow Builders, for Approval of a Request to Rezone Approximately 0.28 Acres from "RS 60" - Single Family Residence District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Barnes Street and Griffin Street**

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed rezoning request. He stated that a similar request for this property was considered in 2011 and was denied by City Council. Mr. Glushko stated that Staff recommends denial of the proposed rezoning request due to the fact that the current lot is buildable in its current state without the need for a rezoning request and due to nonconformance to the City of McKinney's Comprehensive Plan.

Commission Member Bush asked if the applicant needed a variance for the width and depth on the previous rezoning request (11-060Z), when they proposed having two lots facing east, toward Barnes Street. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that modifications to the required lot widths were needed for that request. He stated that they were short a couple of feet per lot.

Commission Member Gilmore asked if the applicant was proposing one house per lot. Mr. Glushko said yes.

Commission Member Kochalka asked if the minimum lot size for "RS 60" – Single Family Residence District is a minimum of 50' wide x 100' deep. Mr. Glushko said yes. Commission Member Kochalka asked to clarify the proposed lot dimensions.

Commission Member Thompson stated that they were approximately 63' wide x 96' deep.

Chairman Clark asked Staff if the current rezoning request was an improvement over the previous rezoning request (11-060Z), when they proposed having two lots facing east, toward Barnes Street. Mr. Quint stated that Staff did not feel that it was an improvement. He stated that Griffin Street is a substandard street compared to Barnes Street. Mr. Quint stated that if Staff had to pick between the two requests, then Staff would pick the east/west proposal due to Barnes being a better street for primary access to the two lots. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that the previous rezoning request (11-060Z) was an east/west orientation and had setback and density issues.

Commission Member Kochalka asked if there were any plans to upgrade Griffin Street in the near future. Mr. Opiela said no. Commission Member Kochalka asked to clarify that Griffin Street was not an alley, but an actual street. Mr. Opiela stated that it is considered a street since houses front it. Commission Member Thompson stated that Griffin Street was very narrow and he felt similar to some alleys.

Mr. Jason Rose, J Rose Architecture, 2120 Cosmos Way, Argyle, TX, explained the rezoning request. He also explained why he felt it was better to subdivide the lot into two lots and build a house on each lot. Mr. Rose stated that if the lot is subdivided into two lots then those lots would be larger than about 70% of the surrounding lots. He stated that the sewer line on Griffin Street was just improved. Mr. Rose stated that his goal was to build two houses worth about \$300,000 each on the lots.

Commission Member Bush stated that he liked the houses that Mr. Rose had built on Tennessee Street and Kentucky Street. He expressed his concerns about the

proposed houses facing Griffin Street. Commission Member Bush stated that he preferred the previous rezoning request (11-060Z), when they proposed having two lots facing east, toward Barnes Street. Mr. Rose explained that he was not a part of that previous rezoning request.

Commission Member Kochalka asked if the elevations that were shown are tied to the proposed "PD" – Planned Development District. Mr. Opiela stated that if this proposed rezoning request is approved, then they would have to follow the character of those four elevations. Mr. Rose stated that his intention is to building those houses.

Chairperson Clark opened the public hearing and called for comments.

The following five citizens spoke in opposition of the proposed rezoning request. These citizens had concerns about the proposed houses facing Griffin Street, increased traffic, changing the historic character of the neighborhood, reducing the large lots in the neighborhood, tree removal, and the precedent the rezoning request would set by subdividing larger lots into smaller lots within McKinney's Historic District:

- Mr. David Pope, 700 Barnes Street, McKinney, TX
- Mr. James Long, 608 Parker Street, McKinney, TX
- Mr. A. M. Scott, 1201 Howell Street, McKinney, TX
- Ms. Kelly Brown, 604 Parker Street, McKinney, TX
- Mr. Richard Moreno, 606 Barnes Street, McKinney, TX

The Commission unanimously approved the motion by Commission Member Hilton, seconded by Commission Member Gilmore, to close the public hearing.

Commission Member Bush questioned the statement in the Letter of Intent regarding the applicant speaking with neighbors in the vicinity of this proposed project who gave overwhelmingly positive responses and why none of them were present.

Commission Member Gilmore questioned whether the neighbors would prefer one large house or two smaller houses on the property. He stated that he did not like the fact that the proposed houses would be facing Griffin Street.

Chairman Clark stated that the proposed request had gone to City Council in a better configuration and was denied. He stated that he is not in favor of the proposed rezoning request with it facing Griffin Street.

Commission Member Gilmore asked for clarification on how the elevations would be tied down to the property. Mr. Opiela stated that it would be tied down by the zoning. He stated that when the developer came in to get a building permit for the property that Staff would verify that the elevations matched the zoning on the property.

Commission Member Thompson asked the applicant for the price ranges of the surrounding houses. Mr. Rose stated that they vary from \$100,000 to \$200,000 according to his review of the Collin Central Appraisal District's website.

Commission Member Bush asked the applicant if he would prefer the request be tabled versus a recommendation of denial. Mr. Rose stated that he would prefer to table the item to give him a chance to work with the neighbors.

On a motion by Commission Member Bush, seconded by Commission Member Thompson, the Commission voted 5-2-0 to table the proposed rezoning request indefinitely. Commission Members Hilton and Kochalka voted against the motion.