

Planning and Zoning Commission Meeting Minutes of May 23, 2017

17-039Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District to "PD" - Planned Development District, for Multi-Family Residential Uses and Generally to Modify the Development Standards, Located at 1200 N. Tennessee Street

Mr. Brian Lockley, Director of Planning for the City of McKinney, explained the proposed rezoning request. He stated that the property extends back to Hwy. 5 (McDonald Street). Mr. Lockley stated that the subject property was an existing McKinney Housing Authority development that they want to redevelop. He stated that they would follow the "MF-1" – Multiple Family Residential – Low Density District requirements with several special ordinance provisions that would define the property. He stated that they were proposing a maximum of 140 dwelling units, a maximum building height of three stories, modified building setbacks, and parking requirements. He stated that the Zoning Ordinance requires a level of exceptional quality or innovative design or development. Mr. Lockley stated that the applicant was proposing to increase the number of required amenities from three to five. He stated that among the proposed amenities is a centralized internal open space that is a minimum of one acre in size. Mr. Lockley stated that while Staff recognizes that the proposed rezoning is not in compliance with the City's Multi-Family Policy in regards to the number of new multi-family units, the rezoning request is intended to help redevelop an existing multi-family public housing development. He stated that in addition the rezoning request is in conformance with the Comprehensive Plan, which calls for medium density residential uses. Mr. Lockley stated that the proposed redevelopment would provide a lot more housing options and opportunities for

people on the east side of McKinney. He stated that Staff has no objections and recommends approval of the proposed rezoning request. He offered to answer questions.

Alternate Commission Member McReynolds asked if the redevelopment would be for public housing. Mr. Lockley said yes.

Alternate Commission Member McReynolds asked about the difference in unit numbers between what is currently there and what is proposed. Mr. Lockley stated that they were proposing to build a maximum of 140 dwelling units. He suggested that the applicant state the current unit count during their presentation.

Commission Member McCall asked if this was under the 10% multi-family percentage requirement. Mr. Lockley stated that it exceeds 10% citywide.

Mr. Martin Sanchez, 2000 N. McDonald Street # 100, McKinney, TX, explained the proposed rezoning request. He gave a brief history of the Newson and Merritt developments and discussed why they needed to be redeveloped. Mr. Sanchez stated that there were currently 86 units on the subject property. He stated that they were looking at developing approximately 136 units; however, that number could change a little. Mr. Sanchez stated that they were capping the unit number at 140. He stated that this would be considered urban redevelopment. Mr. Sanchez stated that they were proposing to build mostly two-story building and a few three-story buildings. He stated that enclosed parking did not make sense. Mr. Sanchez stated that the McKinney Housing Authority had a limited budget and there were on-site constraints. He stated that this would be a strong community that serves a need in McKinney. Mr. Sanchez stated that the use would not change; however, the living conditions and quality of life were

certainly going to improve. He asked for a recommendation for approval and offered to answer questions.

Commission Member Smith asked if currently all units were occupied. Mr. Sanchez said yes.

Commission Member Smith asked where the current residents were going to live while the subject property was being redeveloped. Mr. Sanchez stated that they were relocated to other residential properties in McKinney until their unit was ready for them to move into and then they were relocated back into their community.

Commission Member Mantzey asked if there was a waiting list to move into these communities. Mr. Sanchez said yes.

Alternate Commission Member McReynolds asked for additional clarification on where the residents were relocated to during the transition. Mr. Sanchez stated that they were relocated all over the community in other multi-family facilities and for rent properties. Then they were relocated back after the new units were ready. He stated that they try to make it as seamless as possible. Mr. Sanchez stated that this is their neighborhood and they do not really want to go somewhere else; however, they are willing to do it for an improvement in the quality of life of improving the housing.

Commission Member McCall asked if the residents were aware that they will have to move out and then move back in. Mr. Sanchez said yes.

Commission Member Smith asked about the current amenities on the property. Mr. Sanchez stated that there was a community room; however, he did not consider it very much of an amenity. He stated that the McKinney Housing Authority Board meets there and the residents hold some social and teaching activities there.

Alternate Commission Member McReynolds asked about the new amenities for the proposed redevelopment. Mr. Sanchez stated that they plan to build playgrounds, outdoor park space, business center, and a fitness center inside the main structure.

Commission Member McCall asked about the fence currently around the property. Mr. Sanchez stated that there was currently a wrought iron fence with columns. He stated that screening would be addressed during the site plan phase of the project. Mr. Sanchez stated that it would be screened.

Commission Member Mantzey asked if most of the surrounding properties were light industrial. Mr. Sanchez said yes.

Vice-Chairman Zepp stated that if they were not able to increase the density on this property then they would probably have to purchase another property to address to need for affordable housing. Mr. Sanchez agreed.

Alternate Commission Member McReynolds asked about the Newsome project. Mr. Sanchez stated that they were very proud of the success of that community. He stated that Newsome originally had 64 units and the new development has 180 units. Mr. Sanchez stated that the same architect would be working on the proposed Merit redevelopment. Alternate Commission Member McReynolds stated that the Newsome development looks a lot nicer than before.

Chairman Cox opened the public hearing and called for comments.

Ms. Karen Burnside, 817 Inwood Drive, McKinney, TX, stated that they own a property to the south of the subject property. She stated that they were not against the request at all. Ms. Burnside expressed concerns about drainage and erosion issues at

the creek. She stated that the creek area was eroding away. Ms. Burnside questioned whether or not the new taller buildings would cause addition drainage issues.

On a motion by Commission Member Mantzey, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0.

Commission Member McCall asked Staff for their position on this request. Mr. Lockley stated that Staff was in favor of the request. He stated that if this is an urban development then the 10% requirement in the Multi-Family Policy would not apply. Mr. Lockley stated that this project can exceed 10% for this sector, since there needs to be a higher density in an urban area.

Commission Member Smith stated that she commends the work of the McKinney Housing Authority. She stated that there was definitely a need for more affordable housing. Commission Member Smith stated that this is an established neighborhood. She was in favor of increasing the opportunity for the demographic that this project would provide. Commission Member Smith stated that it would be a win-win all around. She stated that the residents would be proud of the new development. Commission Member Smith stated that the Newsome project was a benefit to the aesthetic appeal down Hwy. 5 (McDonald Street).

Vice-Chairman Zepp asked Mr. Sanchez to address Ms. Burnside's comments about drainage issues. Mr. Sanchez stated that the creek would be studied during the site plan process. He stated that they might have to detain water on-site to lessen the pressure on the creek. Mr. Sanchez stated that the City did reconstruct part of the failing

creek, especially on the southern side of the creek. He stated that more needs to be done to the creek and that would be part of the civil engineering review of the project.

Commission Member Mantzey asked if their intent was not to push more water down the creek. Mr. Sanchez stated that they would try to lessen the pressure as much as they could.

Alternate Commission Member McReynolds stated that he was in favor of this project. He stated that he hoped the McKinney Housing Authority did everything that they could to maintain the new buildings and not allow the buildings get to a point later on where they need to be torn down due to disrepair. Alternate Commission Member McReynolds stated that he would like to see them maintain the structures to the same high quality for the life of the structures. He stated that Hwy. 5 (McDonald Street) needs to get as much help as it can get aesthetically. Alternate Commission Member McReynolds stated that this would be a nice addition to the northern end of Hwy. 5 (McDonald Street) in McKinney.

Chairman Cox concurred with Alternate Commission Member McReynolds comments. He stated that Newsome and Merit have been an important part of this section of the City for a long time. Chairman Cox stated that he was excited about the proposed project that was very much needed in the community.

On a motion by Alternate Commission Member McReynolds, seconded by Vice-Chairman Zepp, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 20, 2017.