

Planning and Zoning Commission Meeting Minutes of January 13, 2015:

14-166Z2 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 three letters of support and a revised Staff report were distributed to the Commission prior to tonight's meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to the proposed development standards' ability to mandate or achieve a high quality development.

Mr. Levi Wild, 402 North Tennessee Street, McKinney, Texas explained the proposed rezoning request. Mr. Wild explained the history of the subject tract and the surrounding tracts. He stated that a site plan was approved for the subject property that would permit 541 multi-family residential units to be constructed; however, his client felt that townhomes would be a better fit for the property.

Chairperson Franklin asked how many front-entry townhomes were being proposed. Mr. Wild explained the layout and stated that he believes that there are 140 front-entry townhomes on the proposed preliminary-final plat; however, the development regulations will allow a maximum of 150 townhomes, and the remaining units will be rear-entry.

Commission Member Zepp asked if the applicant was proposing a 20-foot setback for the front-entry townhomes. Mr. Wild stated yes. Commission Member Zepp asked how deep the lots were. Mr. Wild stated the lots vary from 100 to 120 feet. Commission Member Zepp asked what kind of backyard will there be with a 20-foot setback and 100-foot deep lot. Mr. Wild stated the units would have an approximately 20-foot deep backyard. Commission Member McReynolds asked for clarification that there would be both a 20-foot front and 20-foot rear yard setback. He stated that it is not really a 20-foot rear setback but a 20-foot driveway requirement. The rear-entry units would have a front build-to line per the "REC" – Regional Employment Center Overlay District, which is anywhere between one third and one tenth of the average lot. Commission Member McReynolds stated the front build-to would be similar to the three townhomes along Tennessee Street. Mr. Wild stated yes.

Commission Member McReynolds asked what the height would be for the townhomes and what the depth of the lots would be. Mr. Wild stated the townhomes would be 2 stories in height and the lot sizes are proposed to be 100 to 120 feet deep.

Commission Member McReynolds asked what width of the lots would be. Mr. Wild stated the average lots are 25 feet wide.

Commission Member Stevens asked if 20-foot driveways would be long enough to accommodate a pickup truck without it extending onto the sidewalk. Mr. Wild yes. Commission Member McReynolds stated that 20-foot driveway was standard; however, he has 19-foot long truck, and felt a 20-foot driveway would be a little tight.

Chairperson Franklin opened the public hearing and called for comments.

There being none, on a motion by Commission Member Stevens, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing, with a vote of 6-0-0.

Commission Member Stevens asked if there was other parking beyond the driveway and on the street. Mr. Opiela stated yes, and explained that with the number of front-entry driveways, you eliminate the ability to park in front of the townhomes unless you are parked in the driveway. He stated that rear-entry units could accommodate on-street parking in front of those units.

Commission Member Stevens stated the only way to fix the issues is to have wider lots. Mr. Opiela stated that wider lots or alley-loaded townhome units could solve the issue. He stated that Staff's main concern is that front-entry garages dominating the front façade. He stated that Staff is not opposed to townhome uses; the concern is the aesthetics of having this type of product. He stated that the new "TH" - Townhome District was just approved by the City Council which requires townhomes to be rear-entry, as well as single family detached units that are on lots less than 50 feet wide. Mr. Opiela stated that it is not about the townhomes but the ultimate product.

Commission Member McCall asked if there could be community parking or several parking spaces between units. Mr. Opiela stated yes, and that the concept plan shown is informational only; the applicant does not have to build it as shown, nor is there any guarantee on lot widths or lot depths.

Commission Member Stevens asked that if the Commission recommends approval, would they need to have the width and driveways tied down. Mr. Opiela stated that currently the applicant is asking for a minimum lot width of 18 feet, a

minimum lot depth of 80 feet, and minimum lot area of 1,800 square feet. He stated the applicant could potentially have an 18-foot by 80-foot lot. Commission Member Stevens stated that City Council has asked that there be rear-entry driveways, and this was his main issue.

Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the City Council has been striving for quality development for a number of years, which resulted in some of the provisions of the new zoning districts. There was a similar rezoning request for townhomes with front-entry garages, and Staff held the same position then as we do now. He stated that City Council decided on that the townhomes needed to have rear-entry. Mr. Quint stated if the applicant wanted to do a wider product so that the façade wasn't completely dominated by the garage, Staff could potentially be supportive of that.

Chairperson Franklin stated that this does lower the density, and would prefer to see townhomes.

Commission Member Stevens stated that the product is good for the rear entry townhomes and respect every ones opinion but in this situation how can you vote for something with no parking in the front because of the driveway and there also would be no parking for guests.

Commission Member Stevens expressed concerns with parking issues.

Commission Member McReynolds asked if the layout could be reworked to be all rear-entry units. Mr. Steve Lenart, Lenart Development, 520 Central Parkway East, Suite 104, Plano, Texas, addressed some of the Commissioners' questions and

concerns, and stated that the market is calling for a front-entry product, and does not feel it will cause aesthetic or parking issues.

Commission Member Zepp asked how many total units will have front-entry garages. Mr. Opiela stated that the development regulations cap the number of front entry garages at 150 units out of 250 potential townhome units.

Chairperson Franklin asked the applicant if there was a way to rework this. Mr. Wild stated that there were options to make more of the units rear-entry, but would require removing some of the common areas and adding alleys directly adjacent to public streets. He stated that if the item was tabled, they would take another look at the layout.

Chairperson Franklin asked the applicant is he willing to do rear-entry townhomes. Mr. Wild stated that he said that he is willing to table the item and go look at it.

Commission Member McCall stated that he is most concerned with the parking. Mr. Wild stated that he understands and they have tried to mitigate this with the layout.

Commission Member Gilmore stated he would like to see data that there will mostly adults, and not children. Mr. Wild stated that he would do some research. Chairperson Franklin stated he understands the marketing concept having a mix, but would like to see more rear-entry units.

On a motion by Commission Member Stevens, seconded by Commission Member McCall, the Commission voted unanimously to table the proposed rezoning request until the next available meeting, with a vote of 6-0-0.