

**Draft Planning and Zoning Commission Meeting Minutes of August 23, 2022:**

**22-0079Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "DR" - Duplex Residential District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located Approximately 250 Feet North of Jefferson Street and on the East Side of Rockwall Street.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request and briefly discussed a previous submittal to rezone this property that was submitted in 2020. She stated that a written protest had been submitted for this request. Ms. Schrader stated that Staff recommends approval of this request. Mr. Omid Farzadpour, 827 Rockwall Street, McKinney, TX, explained the proposed rezoning request. He discussed the improvements that they made to the properties to address flooding and erosion control issues. Vice-Chairman Mantzey inquired about the proposed number of units. Mr. Omid Farzadpour stated that there would be three duplexes for a total of six units. Commission Member Woodruff asked who would maintain the remaining floodplain area. Mr. Ali Farzadpour, 581 Talia Circle, Fairview, TX, explained the proposed rezoning request. He stated that the blue area shown on the drawing was the 100-year flood area. Mr. Ali Farzadpour discussed the improvements that were made to address the flooding and drainage issues. He stated that lots 1 and 3 would maintain that floodplain area. Mr. Ali Farzadpour stated that he spent over \$100,000 on the improvements. He stated that these improvements benefit the surrounding neighbors. Mr. Ali Farzadpour stated that the property was currently in the replatting process. Commission Member Woodruff asked if Mr. Ali Farzadpour plans to hold the properties or sell them. Mr. Ali Farzadpour stated that his plans were to rent the properties. He stated that the surrounding property owners want to keep

the lots vacant, so they could continue using it for various events and church parking. Mr. Ali Farzadpour stated that he plans to build very nice, modern structures on the properties, which would help revitalize the area. He stated that the new City Hall is proposed approximately four blocks away from this site. Commission Member Kuykendall asked when the property was purchased. Mr. Ali Farzadpour stated that he purchased the property two years ago. Commission Member Kuykendall asked if Mr. Ali Farzadpour's intent was to reside here. Mr. Ali Farzadpour stated that the original intent was for his family to live there and rent out the other units. Mr. Matt Richardson, Development Engineering Manager for the City of McKinney, discussed the drainage improvements made on the property. He stated that the City and airport did not do anything to cause additional flooding. Mr. Richardson stated that water from this area flows towards the airport, not the other way around. He stated that the drainage system built 50 or more years ago is undersized compared to current drainage systems to address the 100-year flood. Mr. Richardson stated that storm intensities are going up. He stated that the improvements made to the property addressed a lot of the previous flooding concerns for this area. Commission Member Woodruff asked how the drainage lot would be maintained if the other three lots are sold. Mr. Richardson stated that property owner would be responsible to maintain the drainage easement area. He stated that the City would help maintain the main water channel and culvert. Vice-Chairman Mantzey asked if the applicant made these improvements under the direction of the City. Mr. Richardson said yes, and the City Inspectors monitored the improvements made to the site. Vice-Chairman Mantzey asked if the private individual would be responsible for fixing the drainage for other locations in this area. Mr. Richardson stated that it would depend on the situation. He stated that it is uncommon to be located next to a significant water channel like this site. Commission Member Wattley stated that he grew up in this area and flooding on this property was not new. Chairman Cox opened the public hearing and called for comments. The following three residents spoke in opposition to the proposed rezoning request. Ms. Kimberly Palmer, 904 Rockwall Street, McKinney, TX,

stated that the property was used as a community area for the church next door. She preferred to see three single-family residential homes at this site, instead of three duplexes. Ms. Palmer felt that renters would not be invested in the community. She stated that this is historically one of five black communities in McKinney; however, is becoming more diverse. Ms. Palmer their focus was legacy and ownership. She expressed concerns regarding increased congestion.

Ms. Angela Henderson, 824 Rockwall Street, McKinney, TX, stated that she has lived across the street for the subject property for over 40 years. She stated that they would prefer to see single-family residents on the property, since that is what they are accustomed to in this area. Ms. Henderson asked that the City keep the integrity of their neighborhood. Mr. Jonas Palmer, 904 Rockwall Street, McKinney, TX, expressed concerns regarding renters not taking care of the properties. He discussed the flooding on the property. Mr. Palmer concurred with the previous comments and preferred single-family dwelling homes be built on the subject property.

The following resident spoke in favor of the request. Mr. Iman Farzadpour, 581 Talia Circle, Fairview, TX, explained the proposed rezoning request. He stated that he helped his dad purchase the subject property. Mr. Iman Farzadpour stated that Federal Emergency Management Agency (FEMA) does not show this property on their flood maps. He discussed some of the improvements made to the property to address the drainage issues. Mr. Iman Farzadpour stated that he and his family would probably be living in one of the proposed duplexes. He stated that there are other duplexes in the neighborhood. Mr. Iman Farzadpour discussed the maintenance of the property. He understood that the neighbors had previously used the lot for various activities and parking; however, it is a privately owned property that at some point will be developed.

Mr. Hayward Askew, 1211 E. Virginia Street, McKinney, TX, stated that he has attended the church for 23 years. He discussed the sanding water issue at the church; however, stated that it has never flooded. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Woodruff asked about the minimum

lot size under the current zoning. Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, stated that “RS-60” – Single Family Residence District required a minimum 6,000 square foot size, the lot width is required to be 50’, and the lot depth is required to be 100’. Vice-Chairman Mantzey asked if the current lots were conforming to “RS-60” – Single Family Residence District. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the current five lots do not conform. Ms. Schrader stated that some of the current lots face an alley and not the street, so they would not comply. She stated that some of the current lots were also too small. Vice-Chairman Mantzey stated that the intensity of six units on 30,000 square foot of property was not overwhelming compared to zoning in other locations. He expressed concerns regarding zoning out renters. Vice-Chairman Mantzey stated that 50% of the homes in this area are rented. He discussed increasing property values for the large lots in this area. Commission Member Kuykendall stated that she is not in favor of the request. She supported the neighbors. Commission Member Woodruff stated that he was in favor of the request. He stated that there is a housing shortage. Commission Member Woodruff stated that the property owner could build three single family homes on the subject property and then rent them. He didn’t see a big difference between renting six units versus three units. Commission Member Woodruff stated that there was a lack of affordable housing in this area. Commission Member Wattley stated that the residents trying to keep single family residents has upgraded their community. He stated that the current duplexes in the area that have not been kept up have brought down the surrounding property values. Commission Member Wattley stated that there are no duplexes on Rockwall Street, which is the main street in and out of this neighborhood. He stated that opposed the request. Vice-Chairman Mantzey stated that he was in support of the request. He stated that as property values increase there will not be any affordable housing in the area. Vice-Chairman Mantzey stated that six units on 30,000 square foot property is not intense. He stated that he respected the property rights and not zoning out renters. Commission Member Kuykendall stated that she does not see it as trying to zone out

renters at all. She stated that it is preserving the historic nature of the community and supporting the people in the community. Commission Member Woodruff stated that they could built three houses there and rent them out. Commission Member Kuykendall stated that we are looking whether it is okay to have duplexes in a single-family neighborhood. She discussed the previously request being denied. Vice-Chairman Mantzey stated that they got stuck with a \$100,000+ expense to fix the drainage issue. He stated that there was nothing that he could have pulled to tell him about the flood issue since it was not listed on a Federal Emergency Management Agency (FEMA) map. Vice-Chairman Mantzey stated that the house becoming available at the price points is not for that community. He stated that community could disappear under the price pressures that come to market if we continue to restrict supply even more. Vice-Chairman Mantzey stated that there is a gap missing between single-family and multi-family uses. Alternate Commission Member Hagstrom stated that he appreciated the residents' comments and that their comments would be passed along. He was opposed to the request. Chairman Cox was in support of the request. He stated that Staff brought up some valid points. On a motion by Commission Member Kuykendall, seconded by Alternate Commission Member Hagstrom, the Commission voted to recommend denial of the request, with a vote of 4-3-0. Chairman Cox, Vice-Chairman Mantzey, and Commission Member Woodruff voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the October 3, 2022 City Council meeting.