

Planning and Zoning Commission Meeting Minutes of January 28, 2014:

13-154Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of McKinney Housing Authority, for Approval of a Request to Rezone Fewer than 6 Acres from "BG" - General Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of McDonald Street (State Highway 5) and on the North Side of McMakin Street

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the proposed rezoning request with the exception of the two special ordinance provisions listed in the staff report. Ms. Gleinser stated that several letters of support were distributed to the Planning and Zoning Commission Members and Staff prior to the meeting.

Mr. Martin Sanchez, Sanchez and Associates, 402 N. Tennessee St., McKinney, TX, explained the proposed rezoning request. He showed a presentation showing the current and proposed structures on the property. Mr. Sanchez gave a brief history on Newsome Homes. He discussed why a specific number of units were necessary for the new development to be economically feasible.

Commission Member Thompson asked about the proposed windows oriented towards the surrounding single family residential uses or zones that would be in violation of the City of McKinney ordinance and how many proposed units would be in violation. Ms. Gleinser stated that generally any windows within 150' of the single family residential uses would be in violation. Ms. Sanchez had a slide that showed how the

150' requirement would affect the development if they did not build units within that space.

Commission Member Gilmore asked about the number of residents that would be displaced with the change from public housing to senior housing at this location. Mr. Sanchez stated that the vast majority of residents living in Newsome Homes were seniors. He stated that they would allow the current senior residents first opportunity to move back into the new development and that a lot of them have a strong tie to the community. Mr. Sanchez explained that the McKinney Housing Authority would need to find homes for all of the residents during the construction phase of the project.

Commission Member Thompson asked how many units were proposed. Mr. Sanchez stated that there are currently 84 units in Newsome Homes and the new development was proposing approximately 180 units.

Commission Member Osuna asked how many units would be built if they did not build within the 150' setback requirement. Mr. Sanchez felt that the new senior housing development would not be built if they had to reduce the number of units to meet this requirement. He stated that it would not be economically feasible.

Commission Member Gilmore asked why the property was changing from public housing to senior housing. Mr. Sanchez stated that it would still be affordable public housing. He stated that the Newsome housing development had evolved into a primarily senior facility. He stated that it also fit into the broader McKinney Housing Authority vision to deal with the various facilities, so they could balance out the system.

Commission Member Kochalka asked how they intend to restrict the age limit, so only seniors could live there. Mr. Sanchez did not know exactly how they intended to

restrict the age limit for the facility; however, stated that the McKinney Housing Authority would take the necessary steps to accomplish it.

Commission Member Kochalka felt that setback issues were common in the older part of McKinney due to smaller lot sizes.

Commission Member Kochalka asked if a sidewalk was proposed along McDonald Street (State Highway 5). Mr. Sanchez stated that a sidewalk would be constructed along McDonald Street (State Highway 5).

Commission Member Osuna asked about the proposed amenities for the development. Mr. Sanchez stated that some open spaces were proposed.

Commission Member Osuna asked if there would be any common areas inside the proposed development. Mr. Sanchez stated that there would be some amenities inside the buildings.

Commission Member Hilton asked to clarify that the development would not be built if not all of the proposed units were built. Mr. Sanchez said yes and explained what areas of the proposed development would be affected by not building within the 150' setback.

Commission Member Hilton asked Mr. Sanchez if they had met with the surrounding neighbors to discuss their plans for redeveloping the site. Mr. Sanchez said yes. He stated that they received positive responses about the project.

Mr. Quint stated that Staff was comfortable with one-story or two-story public housing buildings with windows adjacent to single family residential properties and the proposed living screen; however, Staff was not comfortable with third-story units with windows adjacent to the surround single family residential properties. He stated that

Staff was not advocating that nothing be constructed within the 150' setback area or that any of the existing trees along the northern and western property lines be removed.

Mr. Sanchez stated that it was not as simple as removing six units and explained how he felt the restriction would affect many more proposed units.

Commission Member Hilton asked if they could build two-story buildings in the areas in question. Mr. Sanchez stated that they need at least 180 units to receive the 4% tax credit financing that they are trying to receive for this redevelopment. He stated that currently there are 182 units proposed. Mr. Sanchez stated that they could not afford to lose any units by switching from three-story to two-story buildings. He did not feel that the redevelopment would occur if they lost any units on the project.

Chairman Franklin asked if there were plans for additional screening. Mr. Sanchez said yes.

Vice-Chairman Bush asked for details about the additional screening. Mr. Levi Wild, Sanchez and Associates, 402 N. Tennessee St., McKinney, TX, discussed the proposed additional screening.

Vice-Chairman Bush asked if there were any issues with meeting the parking requirements. Mr. Wild stated no, that there is over one parking space per unit which exceeds the senior housing parking requirement in McKinney.

Commission Member Hilton asked to clarify about the difference in number of units that the applicant was proposing and the number of units that could be built if not all of the buildings were three-story. Mr. Wild felt that they could be going from 182 units down to 164 units with the change in building height. He stated that typically 4% tax credit deals consisted of 215 – 230 units. Mr. Wild felt that 180 units would be the

lowest number of units allowed for the 4% credit deal. He stated that 164 units would not be viable.

The following people spoke in favor of the proposed rezoning request. These citizens felt there is a dire need for new affordable housing and transportation for seniors and for people with disabilities in McKinney; Newsome Homes has environmental, health, and safety issues; and Samaritan Inn is not a good fit for seniors.

- Mr. Steve Onorato, 7601 Delaware Dr., McKinney, TX
- Ms. Vicki Hill, Chief Financial Officer for nonPareil Institute, 4012 Hancock Place, Plano, TX
- Ms. Sherry Lyn, 1200 N. Tennessee St., McKinney, TX
- Mr. Mark Theurer, 612 Lewis Canyon Ln., McKinney, TX
- Ms. Julie Smith, 3206 St. Pierre, McKinney, TX
- Mr. Ed Kirkpatrick, 3917 Twin Creek Dr., Arlington, TX
- Mr. Reggie Hollins, 1604 Carrington St., McKinney, TX
- Ms. Connie Crosby, 612 N. Wood St., McKinney, TX
- Mr. Justin Beller, Chairman of the McKinney Housing Authority, 1013 Sherman, McKinney, TX
- Mr. Jeremiah Hammer, McKinney Housing Authority Commission Member, 502 W. College St., McKinney, TX
- Mr. James DeCoste, 150 Enterprise Dr., McKinney, TX

The following people turned in speaker cards in favor of the rezoning request; however, did not speak during the public hearing.

- Micky Leeks, 1200 N. Tennessee St., McKinney, TX
- Cioma Porter, 1200 N. Tennessee St., McKinney, TX

On a motion by Vice-Chairman Bush, seconded by Commission Member Thompson, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Vice-Chairman Bush stated that he was in favor of the rezoning request and noted that none of the surrounding neighbors spoke against the proposed redevelopment.

On a motion by Vice-Chairman Bush, seconded by Commission Member Thompson, the Commission voted unanimously to recommend approval of the rezoning request as recommended by the applicant, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 4, 2014.