

Planning and Zoning Commission Meeting Minutes of June 25, 2019:

19-0053Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 440 Feet South of Standifer Street and on the East Side of Bumpas Street. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone the property to modify the "PD" – Planned Development standards. Mr. Wilson stated that the property was originally zoned "PD" – Planned Development in late 2017, which allowed for an innovated residential development that utilized shipping containers as building materials. He stated that over the past few months the applicant has brought forward a couple of concerns regarding the practicality of the development. Mr. Wilson stated that the applicant is seeking to adjust the parking and landscaping requirements to allow for a more fluid development. He stated that the applicant is still proposing two cars spaces per unit; however, the spaces will be in tandem and only one covered or enclosed parking space will be provided. Mr. Wilson stated that the applicant is proposing to modify the landscaping and screening surrounding the proposed clubhouse within the common area in order to create a more cohesive development. He stated that this will allow residents to easily access the clubhouse through the waiving of the screening requirements between the clubhouse and the residential units. Mr. Wilson stated the proposed modifications are minor in nature and

should not diminish the quality of the proposed development. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member McCall asked for clarification regarding the parking in the development and if there would be just the two parking spaces at each unit or if there would be a sharing parking area within the development. Mr. Wilson stated that there would be two parking spaces per unit, there would be parking along the street, and the clubhouse will have some parking spaces. Mr. JD Lee, Habitat for Humanity of Collin County, 8116 Yellowstone Drive, McKinney, TX, concurred with the Staff Report and offered to answer questions. Chairman Cox stated that this is a unique project to McKinney. Mr. Lee agreed and stated that it had been a creative process. He stated that the team at the City of McKinney had been one of the best he has every dealt with. Chairman Cox opened the public hearing and called for comments. Ms. Alaina Yount, 1420 Fitzhugh Street, McKinney, TX, stated that she was against the entire project. She stated that a big wall was proposed right in front of her doors. Ms. Yount stated that she has concerns about a lot of vehicles parked in front of her house with the proposed development allowing parking on the street. She stated that a lot of children in the neighborhood play in the street. Ms. Yount stated that she did not think that the proposed entrance to the development was a good location. Mr. Carlos Canessa, 412 Joyce Way, McKinney, TX, stated that traffic in this area was currently pretty bad. He questioned where guests will park when the residents of the proposed development host parties. Mr. Canessa stated that the street is narrow and some of the drivers drive fast. He stated that he has concerns about the safety of the children and

animals. Mr. Canessa suggested that the proposed development have parking on the other side and not along Standifer Street. Ms. Celeste Cox, Habitat for Humanity of Collin County, turned in a speaker card in support of the request; however, did not speak during the meeting. On a motion by Commission Member McCall, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Member McCall asked how many units were being proposed for this development. Mr. Lee said 35 single-family residential units in a townhouse style. Commission Member Doak asked if that would be 70 parking spaces. Ms. Pickett stated that was correct. Mr. Lee stated that there would be additional community parking and a little parking on the street. Ms. Pickett stated that the applicant is working with the City's Engineering Department regarding the street layout for any on-street parking. Mr. Lee stated that the original plan called for an access point along Joyce Way. Commission Member McCall asked if they were now proposing one way in and one way out of the development. Mr. Lee said yes. Commission Member McCall asked if the access would be on Bumpas Street. Mr. Lee said yes. On a motion by Commission Member Doak, seconded by Commission Member Haeckler, 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 would be forwarded to the July 16, 2019 City Council meeting.