

Draft Planning and Zoning Commission Meeting Minutes of July 26, 2022:

21-0072Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential and Commercial Uses, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the request and offered to answer questions. Vice-Chairman Mantzey asked about the Concept Plan that was included in the Staff Report. Ms. Sheffield confirmed that there were not any specific plans tied to the proposed request. Vice-Chairman Mantzey asked if this request could be considered a down zoning with uses currently allowed on the property not being permitted under the proposed rezoning request. Ms. Sheffield stated that was correct. Vice-Chairman Mantzey asked about the Fiscal Impact Model. Ms. Sheffield stated that it is based upon the current and proposed zonings and the new Comprehensive Plan. Alternate Commission Member Buettner asked about the notification process for the residents to the north of the subject property. Ms. Sheffield stated that Staff mailed postcards regarding the request to the residents within 200' of the subject property. She stated that a legal notice will be posted in the local newspaper prior to the City Council meeting. Vice-Chairman stated that zoning notification signs would also be posted on the subject property. Ms. Sheffield stated that the signs are currently posted on the property. Mr. David Kalhoefer, Peloton Land Solutions, 11000 Frisco Street, Frisco, TX, explained the proposed rezoning request. He stated that the live-work units were no longer marketable. Mr. Kalhoefer stated that

they had not met with the adjacent homeowner's association (HOA) to discuss the request. He stated that they spoke with a representative to a nearby church about the proposed project. Mr. Kalhoefer stated that the site was a challenge to develop. Commission Member Kuykendall asked if the applicant had reached out to the adjacent property owners. Mr. Kalhoefer said no. He felt that the proposed townhomes were not as intrusive as commercial uses. Mr. Kalhoefer discussed the buffers and easements between the properties. He felt that they were a good distance away from the adjacent residential properties. Commission Member Doak stated that the plan shown in the Staff Report was only conceptual. Mr. Kalhoefer stated that they had gone through a number of plans for the site. He felt that this would work best for the client. Chairman Cox asked about the width of the gas easement. Mr. Kalhoefer thought it was 50' or greater. He stated that the gas easement is not located on the subject property. Mr. Kalhoefer stated that there is a powerline easement and drainage easement from the old FM 720 alignment on the property. Chairman Cox opened the public hearing and called for comments. Mr. Jordi Cairo, 11913 Fairbanks Court, Frisco, TX, stated that he hoped that a park was going to be developed on the subject property. He did not feel the property was large enough to have townhomes. Mr. Cairo had questions and expressed concerns regarding drainage issues, heights proposed for the development, and commercial uses. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Chairman Cox asked Staff to respond to Mr. Cairo's questions. Ms. Sheffield stated that with the proposed development regulations, the proposed height for the townhomes and commercial would be a maximum of 35'. She stated that 35' is the maximum height for what is currently allowed on the property. Ms. Sheffield stated that Staff has not seen the drainage or civil plan for the site. She mentioned that the Planning Department has a master submittal database online. Ms. Sheffield offered to share her business card and an Engineering contact with Mr. Cairo. Vice-Chairman Mantzey wanted to clarify that the 35' proposed height is a lower height than what is allowed in C2 – Local Commercial District,

uses were proposed to be removed that are currently allowed on the property, and the buffer with the gas easement is more than the traditional buffer requirement from residential to residential. Ms. Sheffield stated that was correct. She stated that if there is commercial development on the property then they would be required to have an additional 10' landscape buffer and screening. Vice-Chairman Mantzey asked if the City of McKinney or Parks Department ever controlled the subject property. Ms. Sheffield was not aware of the City ever having control of the property. Commission Member Kuykendall asked if the residents in the second story townhomes would be able to see into the backyards of the adjacent residential properties. Ms. Sheffield stated that the current maximum height of the single-family houses was 35', which would match the maximum height of the proposed townhomes and commercial uses. She stated that there is a possibility that they could see into the backyards based upon topography; however, Staff currently does not currently have the engineering plans for the site. Vice-Chairman Mantzey stated that the proposed townhomes were no greater height than a traditional two-story house. He stated that he lives in a single-story house surrounded by four two-story houses that can see into his backyard. Commission Member Doak stated that the adjacent houses might be able to see into the proposed townhomes. Commission Member Kuykendall asked about the current uses allowed on the property. Ms. Sheffield stated that current allowable uses follow the REC – Regional Employment Center Retail uses. She gave some examples. Ms. Sheffield stated that with the C2 - Local Commercial District component would follow the uses allowed in C2 - Local Commercial District. She gave some examples. Commission Member Kuykendall asked if a screening device would be required between the two residential developments. Ms. Sheffield stated that screening devices were not typically required with residential-to-residential uses. She stated that the REC - Regional Employment Center District typically does not have a screening requirement between the uses. Ms. Sheffield stated that the commercial component next to residential would require screening and buffering between the uses. Mr. Kalhoefer stated that they were not proposing a screening wall. He

stated that they have a 15' setback, 18' alley, 50' easement, and the existing alley served residential properties have fences on their properties. Mr. Kalhoefer felt that the adjacent property owners would maintain their privacy due to the distance between them. Vice-Chairman Mantzey did not have any concerns with the project. Vice-Chairman Mantzey stated that there would be extensive distance between these two residential developments. He was in support of the request. Commission Member Doak stated that this was a tough piece of property to develop. He felt that the proposed Concept Plan fit the property pretty well. Commission Member Doak was in support of the request. Chairman Cox stated that the proposed height and separation between residential properties, that angle would come down drastically. Commission Member Kuykendall stated that hearing the commitment from the applicant helps. On a motion by Commission Member Taylor, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to recommend approval of the request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the August 16, 2022 City Council meeting.