

Draft Planning and Zoning Commission Meeting Minutes of June 28, 2022:

22-0050Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "ML" - Light Manufacturing District to "PD" - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses, and to Modify the Development Standards, Located on the Southwest Corner of U.S. Highway 380 (University Dr) and Throckmorton Street.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed rezoning request and gave a brief history of the zoning on the properties. She stated that from the 2017 ordinance the applicant is requesting to remove the minimum 12,000 sq. ft. commercial use requirement, remove the unit minimum and land use for the live-work units, and rezone~~include~~ the "ML" – Light Manufacturing District tract to~~with~~ the "PD" – Planned Development District. Ms. Schrader stated that the proposal to permit multi-family and commercial on the site aligns with the Comprehensive Plan designation of Neighborhood Commercial and should be compatible with the surrounding land uses. She stated that given that commercial uses will still be permitted along Highway 380 (University Drive) frontage and the proposed development standards are consistent with the existing "PD" – Planned Development District, Staff recommends approval of the rezoning request. Ms. Schrader offered to answer questions. There were none. Mr. Tekevwe Okobiah, Sphinx Development Corporation, 3030 LBJ Freeway, Dallas, TX, explained the proposed rezoning request. He stated that they were trying to bring in the landlocked piece of property to make a more efficient development and eliminate the required retail use. Mr. Okobiah offered to answer questions. Vice-Chairman Mantzey discussed some of the challenges with the creek and access from U.S. Highway 380 (University Drive) to the subject property. Commission Member Woodruff asked if the applicant was proposing three-

story multi-family on Tracks 2 and 3. Mr. Okobiah stated that they were proposing townhome style development on Tract 3 and the edge of Tract 2 that borders the adjacent residential. Alternate Commission Member Buettner asked if there had been any communication with the property owners to the east of Tract 2. Mr. Okobiah stated that they held some outreach for the entire project prior to going to City Council. Vice-Chairman Mantzey asked if the property to the east was owned by McKinney Housing Authority. Mr. Okobiah stated that was correct. Commission Member Wattley asked if they spoke to the residents to the east about the proposed development. Mr. Okobiah stated that they went door-to-door trying to discuss the project with the adjacent residents. Commission Member Wattley asked if they received buy in from the residents to the east. Mr. Okobiah said yes. Chairman Cox opened the public hearing and called for comments. Ms. Grace Brown, 520 N. McDonald Street, McKinney, TX, stated that she was representing Mr. and Mrs. WA Turner, Sr. She stated that they had not been contacted by the applicant to discuss the proposed plans for the property. Ms. Brown stated that they would like to know more about what is planned for the subject property. Ms. Hilda Farr, 1409 Sanctuary Lane, McKinney, TX, stated that she owns a duplex across the street from Tract 2. She stated that the applicant has not contacted her about what is proposed for the subject property. Ms. Farr was unaware if the duplex tenants had been approached about the project. She wanted to learn more about what was proposed for the subject property. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the outreach that the applicant is referring to was done in 2017 when the current zoning on the subject property was approved. She stated that the applicant has been working with the City of McKinney since 2017 to receive some Texas Department of Housing & Community Affairs (TDHCA) housing tax credits and a resolution was approved by City Council several months ago. Ms. Arnold stated that as part of the approval of resolution approval, City Council made commentary regarding the commercial requirement on Tract 1. She

stated that following that discussion, the applicant has come back proposing the same zoning that was approved in 2017 with three minor modifications. Ms. Arnold stated that the modifications included that the commercial is no longer required along the U.S. Highway 380 (University Drive) frontage, the live-work units on Tract 1 and U.S. Highway 380 (University Drive) frontage were no longer required, and slightly increase the footprint of the overall project by including Tract 3. She stated that Tract 3 is zoned for "~~LIML~~" – Light ~~Manufacturing~~~~Industrial~~. Ms. Arnold stated that the overall intent of the zoning is not changing from what was approved in 2017. She stated that this rezoning request is simply addressing some of City Council's comments when the Texas Department of Housing & Community Affairs (TDHCA) resolution came before them. Ms. Arnold stated that they were not proposing to make any drastic changes to the site, just some minor changes to help with the overall developability of the subject property. Chairman Cox and Vice-Chairman Mantzey appreciated Ms. Arnold's clarification. Vice-Chairman Mantzey was in support of the proposed request. Chairman Cox wanted to clarify that the proposed changes were reflective of City Council's wishes. Ms. Arnold stated that was correct. Commission Member Wattley expressed concerns about the current cut through traffic on Throckmorton Street coming off U.S. Highway 380 (University Drive) and the proposed multi-family increasing traffic on Throckmorton Street. Commission Member Wattley stated that he was in support of the request. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to recommend approval of the 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 19, 2022 City Council meeting.