

Planning and Zoning Commission Meeting Minutes of June 13, 2017:

17-133Z 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 for Townhome Uses and to Generally Modify the Development Standards, Generally Located on the Southeast Corner of Avondale Drive and Uplands Drive

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was planning to rezone approximately 0.487 acres of land for single family attached residential uses. Mr. Robinson stated that the current zoning allows for single family detached residential uses. He stated that the property was previously planned for townhome uses, prior to being rezoned and platted. Mr. Robinson stated that the applicant was requesting to rezone back to townhome uses, since they do not have a product type that will fit the subject property. He stated that as part of the "PD" – Planned Development District the applicant has requested deviations to increase the density to a maximum of nine units, reduce the front and side yard setbacks to 5', and to reduce the minimum lot area to 2,040 square feet. Mr. Robinson stated that to satisfy the requirements of exception quality the applicant has proposed several enhancements to the architecture including 100% masonry for each building facade, which is an increase from the required 85%, the use of the separate types of masonry for each building facade, and the addition of detailed brick work for the side and rear elevations consisting of soldier coursing and pilasters. He stated that the applicant also proposed to add eight canopy trees along Avondale

Drive at the rear of the building and two canopy trees along Esplanade Drive and Uplands Drive. Mr. Robinson stated that in Staff's opinion that proposed rezoning request is compatible and complements adjacent single family detached uses to the north, west, and east and provides a transition to the multi-family residential uses to the south. He stated that the proposed zoning is in compliance with the Comprehensive Plan which calls for medium density residential uses. Mr. Robinson stated that Staff recommends approval of the proposed rezoning request and offered to answer questions.

Commission Member McCall asked about the surrounding multi-family residential uses. Mr. Robinson explained that the properties to the north, west, and east were zoned for single family residential uses. He stated that the property to the south was zoned for multi-family residential uses.

Mr. Casey McBroom, Cross Engineering Consultants, 131 S. Tennessee Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Commission Member Smith stated that she had seen a sign posted on or near the subject property that she thought stated that a fitness center was being built. Mr. McBroom stated that the master development that was going in was once called Cooper Life; however, the name has since changed. He stated that several developments in that area include the Cooper name.

Chairman Cox opened the public hearing and called for comments.

Mr. Devarup (Dave) Rastogi, 7417 Kickapoo Drive, McKinney, TX, spoke in opposition to the rezoning request. He stated that a school was planned to be built to the north of his property. Mr. Rastogi expressed concerns about his property value decreasing. He stated that he did not believe it was fair to the surrounding property

owners to allow the applicant to rezone the property back to a townhome use. Mr. Rastogi stated that if people want to live in a townhouse, then there were other options on the other side of Alma Road. He stated that there was a nice park to the south of the subject property. Mr. Rastogi stated that if the applicant could not develop single family residential uses on the property then they could continue the park on the subject property. He stated that he felt the developer was playing fast and loose with the surrounding residential property owners.

Mr. Youwon Kahng, 7201 Avondale Drive, McKinney, TX, spoke in opposition to the rezoning request. He expressed concerns about privacy issues with the windows of the proposed development being at a higher elevation than his single-story house. Mr. Kahng also expressed concerns that his property values might decrease with the proposed townhomes. He stated that he had security concerns.

Mr. Mark Winnette, 5821 Portsmouth Lane, Dallas, TX, stated that he was the developer of the property and briefly explained the proposed rezoning request. He stated that the subject property was too shallow to accommodate the footprint that Ashton Woods builds in their subdivisions. Mr. Winnette stated that the price point was going to be compatible with the area. He stated that they had gone to a lot of trouble designing a functional and livable situation without having worries about maintenance of the house. Mr. Winnette stated that it would be a great addition to the area. He stated that they had spent a lot of time and money preparing something that would fit there and be very attractive. Mr. Winnette stated that it was going to improve the surrounding neighborhood and not detract from it. He stated that there were townhomes across the street from the

subject property and some others nearby that were successful. Mr. Winnette stated that it would be a nice addition to the City of McKinney and surrounding community.

On a motion by Commission Member Kuykendall, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Commission Member McCall asked about the area behind the proposed townhomes that back up to the single family residential development. Mr. Robinson stated that there would be an alley back there for the residents to access their garages.

Commission Member Kuykendall asked when the property was rezoned to the current zoning. Mr. Robinson stated that the subject property was rezoned in 2014 to the current zoning.

Chairman Cox asked the applicant about the proposed maximum height of the project and if they had any additional comments. Mr. McBroom stated that it would be consistent with the surrounding two-story residential properties. He stated that the property to the southeast of the subject property was also zoned for townhome uses and that they could build higher than two-story units. Mr. McBroom stated that the original intent of the property was to be developed for townhome uses. He stated that the previous townhome project for this property folded; however, they had already built the streets on the property. Mr. McBroom stated that Ashton Woods rezoned the property to single family residential uses. He stated that he felt this lot was an oversight by Ashton Woods when they purchased the property. Mr. McBroom stated that later they realized that they did not have a footprint to develop the lot as they planned. He stated that Ashton Woods then wanted to sell the lot off so something else could develop. Mr. McBroom

stated that the streets that have already been built on the property are so close that it only makes sense to build townhomes there. He explained why they were asking for the reduced setbacks on the property. Mr. McBroom stated that it was consistent with the neighboring houses that are so close to the street and that it gave an urban feel.

Commission Member McCall asked how many units were going to be built. Mr. McBroom stated nine two-story units.

Commission Member Mantzey stated that Craig Ranch was a dense development with houses close in proximity to each other. He stated that the land tract looks like the purpose is and was originally for townhomes. Commission Member Mantzey stated that he felt the townhomes would fit in nicely on the subject property. He stated that Craig Ranch had standards that would hold it to being a nicely developed project.

Chairman Cox stated that the applicant had gone over and above what is required, which was appreciated. He stated that he appreciated Staff's thorough work in their review and recommendation. Chairman Cox stated that he liked the project and would support a motion to recommend approval of the item.

Commission Member Smith stated that she liked the detail of the enhanced improvements to bring up the quality and aesthetic appeal.

On a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted to recommend approval of the rezoning request per Staff's recommendation, with a vote of 6-1-0. Commission Member Kuykendall voted against the motion.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 18, 2017.