

Planning and Zoning Commission Meeting Minutes of April 22, 2014:

14-009Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by NEXmetro Community Development, L.L.C., on Behalf of Hunter 38042, L.P., for Approval of a Request to Rezone Fewer than 11 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Grassmere Lane

Mr. Steven Duong, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision listed in the staff report. Mr. Duong stated that Staff recommends denial of the request to reduce parking spaces.

Vice-Chairman Bush asked to clarify how the parking spaces were counted. Mr. Duong stated that if an enclosed garage has a 20-foot driveway in front of the garage door, the driveway would count as parking. He stated that if a unit did not have a garage door then they would be required to provide additional parking at another location on the site.

Mr. Mark Housewright, 900 Jackson St., Dallas, TX, explained the proposed rezoning request and the request to reduce parking spaces for the development.

Vice-Chairman Bush asked Staff if there were any other similar projects in McKinney. Mr. Brandon Opiela, Planning Manager for the City of McKinney,

stated that there was a similar project on southeast corner of Stacy Road and Custer Road.

Chairman Franklin asked the applicant if they typically sell these developments or if they continue to manage them after they are built. Mr. Josh Hartmann, NEXmetro Community Development, L.L.C., 2355 E. Camelback Rd., Phoenix, AZ, stated that typically after three to four years they often consider selling the developments.

Chairman Franklin expressed concerns about whether or not the property would be well maintained after the development was sold to another party. Mr. Hartmann felt that the investors who purchase the development would be making a large investment and would maintain the property.

Commission Member Thompson asked about the options to address the parking issue. Mr. Duong stated that Staff would like to see the applicant meet the standard multi-family parking requirements and discussed the requirements. Mr. Hartman stated that Kimley-Horn and Associates had completed a parking study for the project and felt the proposed parking spaces would be sufficient. He preferred more open space and additional landscaping verses additional parking.

Commission Member Thompson opened the public hearing and called for comments.

Ms. Tracy Carruth, 7404 Ardmore St., McKinney, TX, spoke in opposition of the request and expressed concerns regarding the development not aligning with Tucker Hill, possible decreases in Tucker Hill property values, traffic issues,

parking issues, the high number of carports proposed for the development, and maintenance of the development over time.

Mr. Kevin McKernan, 2316 Grassmere, McKinney, TX, stated that he had met with the representatives of NEXmetro Community Development, L.L.C. and with City Staff to discuss the proposed development for this property and was in favor of the request overall. He expressed concerns about traffic issues near U.S. Highway 380 (University Drive) and Grassmere Lane. Mr. McKernan also expressed concerns about possible parking issues for the development. He suggested that the access through Grassmere Lane be exit only for the proposed development.

On a motion by Commission Member Thompson, seconded by Commission Member Stevens, the Commission voted to close the public hearing, with a vote of 5-1-0. Commission Member Stevens voted against the motion.

Commission Member Thompson briefly discussed the traffic issues near U.S. Highway 380 (University Drive) and Grassmere Lane. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that at the previous public meeting regarding this request there was discussion to have the access off of Grassmere as an emergency only access. He did not feel that would address the traffic and safety issues. Mr. Hartmann stated that the proposed project would be fully gated. He stated that he would dedicate right-of-way for a deceleration lane off of U.S. Highway 380 (University Drive) to help address the traffic issue.

Chairman Franklin asked who would be paying for the deceleration lane. Mr. Quint stated that the City did not have funds to build the deceleration lane and that the City could not require the developer to build the deceleration lane. Mr. Hartmann stated that he would be willing to build the deceleration lane; however, they would want full access to the entrance off of Grassmere Lane.

Mr. Quint discussed the various ways to access the proposed development.

Chairman Franklin stated that he liked the concept for the proposed development; however, he did not feel that it fit the area with the Tucker Hill development located next to it. Chairman Franklin stated that it might be a better development than what could go in there under the current zoning of the property. He liked the fact that the applicant was willing to build the deceleration lane to help address some of the traffic issues.

Commission Member Stevens expressed concerns with the proposed parking for the development. Mr. Hartmann explained that they proposed to have one carport assigned to each residence. He stated that they proposed a ratio of 1.55 covered or open parking and a ratio of 0.30 enclosed garage parking spaces per unit.

Commission Member Stevens asked about the rental amount for the enclosed garage spaces. Mr. Hartmann stated that they rent for \$100 per month at one of their facilities in Arizona; however, he was not exactly sure how much they would rent for at this location.

Commission Member Stevens expressed concerns that the garages might be used as storage units, which would not help the parking issue. Mr. Hartmann stated that they have rules against using the garages as storage units on their properties. He stated that they had access to the garages to verify that the renters were following the rules.

Chairman Franklin expressed his concerns about the parking issue. He suggested the development needed at least two parking spaces per unit. Mr. Quint stated that the two parking spaces per unit would be closer to the detached, single-family residential parking standard. Mr. Hartmann stated that he could make the two parking spaces per unit work for the development. He stated that at least one of the two parking spaces per unit would be covered parking.

On a motion by Vice-Chairman Bush, seconded by Commission Member Thompson, the Commission voted to recommend approval of the zoning request as recommended by Staff and with two special ordinance provisions added where the applicant would dedicate and build a deceleration lane onto Grassmere Lane and the applicant would provide two parking spaces per unit with one of those parking spaces being enclosed, with a vote of 4-2-0. Commission Members Osuna and Stevens voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 20, 2014.

Chairman Franklin and Vice-Chairman Bush stepped down during the consideration of item # 14-078Z, due to a possible conflict of interest.