

Planning and Zoning Commission Meeting Minutes of January 23, 2018:

17-206Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District to "DR" - Duplex Residential District, Located Approximately 250 Feet North of Elm Street and on the West Side of Lindsey Street

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant was rezoning the subject property generally to allow for duplex residential uses. Ms. Spriegel stated that the property is currently zoned for single family residential uses; however, the applicant has indicated their desire to construct a duplex on the property. She stated that currently the subject property is located within an area that is both zoned and developed as "RS-60" – Single Family Residence District, which allows for a single family home on a lot at least 6,000 square feet. Ms. Spriegel stated that while a few lots do remain undeveloped in the area, it is still considered a well-established neighborhood for single family homes. She stated that although the proposed zoning for "DR" – Duplex Residential District is still a residential use, the proposed zoning is neither compatible with the Future Land Use Plan (FLUP) designating the area for low density residential uses nor is it consistent with the existing land use pattern in the area. Ms. Spriegel stated that Staff recommends denial of the proposed rezoning request and offered to answer questions. There were none.

Mr. Israel Valle, 1208 Lindsey Lane, McKinney, TX, explained the proposed rezoning request. He stated that he would like to build a nice duplex on the subject property. Mr. Valle felt a new duplex on the property would be good for the neighborhood. He stated that there was a commercial use approximately 200' from the subject property.

Mr. Valle stated that there were no houses on either side of the subject property. He requested approval of the proposed rezoning request. Mr. Valle stated that if it was not approved, then he would build a single family residential unit on the property.

Commission Member Cobbel asked details on the proposed duplex. Mr. Valle stated that it would be two-stories and approximately 2,800 square feet. He stated that each unit would have three bedrooms and 2 ½ baths. Mr. Valle stated that there would be a single garage for both units. He stated that the exterior would be approximately 90% brick.

Commission Member McCall asked for clarification on Mr. Valle's comment that he was willing to build a single family residential unit on the property if the request to rezone for a duplex was denied. Mr. Valle said yes, that was correct.

Vice-Chairman Mantzey asked Mr. Valle if he had any discussions on what he plans to develop on the property with the neighbors across the street. Mr. Valle stated that he spoke with one of the neighbors about his plans on the day that he posted the zoning sign. He stated that the neighbor did not say anything regarding the rezoning request.

Commission Member Cobbel asked if the zoning sign was located on the property. Mr. Valle said yes.

Mr. Valle stated that the property has been vacant for years. He stated that he purchased the subject property approximately 2 ½ - 3 years ago. Mr. Valle stated that he has to go by almost every week to pick up trash on the property. He stated that there was a lot of littering there.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing with a vote of 7-0-0.

Commission Member McCall asked Staff when the last new construction was in this area. Ms. Samantha Pickett, Planning Manager for the City of McKinney, was unsure and stated that Staff would need to pull permit records to know for sure.

Commission Member Cobbel stated that any time there is new construction in this area it is great. She stated that McKinney needs affordable housing. Commission Member Cobbel stated that she did not see any issues with a brand new duplex across the street from light manufacturing zoned property. She stated that there were no other properties around it. Commission Member Cobbel stated that she did not mind the use at all.

Vice-Chairman Mantzey stated that there is redevelopment in the area. He stated that some of the homes in the area are very recent. Vice-Chairman Mantzey stated that the applicant stated that he would proceed with a single family home that would be more fitting to the neighborhood if the duplex was not approved. He stated that he would support Staff's recommendation on the proposed rezoning request.

Alternate Commission Member McReynolds concurred with Vice-Chairman Mantzey's comments. He stated that single family residential units are in the area at this point. Alternate Commission Member McReynolds stated that the applicant mentioned an interest in building a single family residential unit on the property if the duplex is not allowed. He stated that new construction is great in all areas of McKinney. Alternate

Commission Member McReynolds stated that he was in favor of Staff's recommendation for the proposed rezoning request.

Commission Member Smith stated that she would support Staff's recommendation for this proposed rezoning request. She stated that she concurred with Vice-Chairman Mantzey's and Alternate Commission Member McReynolds' comments.

Chairman Cox stated that the City promotes creating new jobs and industries. He stated that there is a shortage of places for employees to live. Chairman Cox stated that this was an opportunity to work with someone who is willing to develop in a part of town that needs development. He stated that he applauds the applicant for his efforts. Chairman Cox stated that he would support the applicant's request to rezone the property.

Commission Member Zepp stated that he felt ambivalent about it. He stated that this area needs some redevelopment. Commission Member Zepp stated that putting a duplex there with that many surrounding empty lots would create a cascading duplex development in the area. He stated that the existing, nearby property owners were all single family. Commission Member Zepp stated that they probably have expectations that the properties around them would develop as single family as well.

On a motion by Commission Member Cobbel, seconded by Chairman Cox, the Commission voted to recommend approval of the proposed rezoning request as requested by the applicant, with a vote of 3-4-0. Vice-Chairman Mantzey, Commission Member Smith, Commission Member Zepp, and Alternate Commission Member McReynolds voted against the motion. The motion failed.

On a motion by Commission Member Smith, seconded by Alternate Commission Member McReynolds, the Commission voted to recommend denial of the proposed rezoning request as recommended by Staff, with a vote of 4-3-0. Chairman Cox, Commission Member Cobbel, and Commission Member McCall voted against the motion. The motion past.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 20, 2018.