

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

Chairman Franklin stepped down during the consideration of item # 14-148Z, due to a possible conflict of interest.

14-148Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Megatel Homes III, L.L.C., on Behalf of Betty M. Bacon Trust and McKinney Independent School District, for Approval of a Request to Rezone Fewer than 20 Acres from "AG" - Agricultural District to "RS 45" - Single Family Residence District, Located Approximately 1,400 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Bois D'Arc Road

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and expressed Staff's concerns. She stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the City of McKinney's Comprehensive Plan.

Mr. John Pippard, 307 Cactus Ct., Allen, TX, explained the proposed rezoning request and why he felt the proposed use was appropriate for the property.

Commission Member McReynolds asked for the square footage of the lots. Mr. Pippard believed that the applicant was proposing 50'x120' lot sizes for the development. Mr. Michael Quint, Director of Engineering for the City of McKinney, stated that the zoning would require a 4,500 sq. ft. minimum lot size.

Mr. Don Plunk, 14001 Dallas Pkwy., Dallas, TX, stated that he was representing Megatel Homes III, L.L.C. He explained the proposed rezoning request and why he felt the proposed use was appropriate for the property. Mr. Plunk discussed why a plat had not been presented along with the rezoning request. He stated that they had tried to purchase additional land along Highway 380 (University Drive) to provide a street plan and a connection for the property; however, they were unsuccessful in being able to purchase the required land. Mr. Plunk stated that the City of McKinney Future Land

Use Plan (FLUP) showed that area to be designated for office uses. He stated that their consultants felt it would take approximately 22 years to develop that area for office uses. Mr. Plunk felt the proposed development would not be overloading the school district or parks system. He felt it would be beneficial to have residential located next to a school versus an office or commercial use. Mr. Plunk stated that they are proposing 50'x120' lot sizes for the development. He stated that Megatel Homes was proposing to build the same type product as what is located in the Robinson Ridge development. Mr. Plunk stated that the price point would be in the \$300,000 range. He stated that they were proposing about 82-83 lots in the development. Mr. Plunk disagreed with the fiscal analysis that was included in the Staff report. He felt the proposed development would create better tax revenues for the City of McKinney versus vacant land or an office use on the property.

Commission Member Gilmore felt that Bois D'Arc Road was in bad condition and would not support the proposed development. Mr. Plunk stated that the bulk of the traffic was planned to come in from Hardin Boulevard and Crowe Lane. He felt that eventually they would have a secondary access point to the north for the property. Mr. Plunk did not expect a lot of traffic from this development to be using Bois D'Arc Road. He stated that they were proposing to build a single loaded street along the south side of the property that would have a landscape buffer along it to help buffer the school and the residential property facing it.

Commission Member Stevens asked Staff if the McKinney Independent School District (MISD) property, that was not currently taxed, was included in the calculation of the fiscal analysis. Mr. Michael Quint, Director of Planning for the City of McKinney, said no, and that the fiscal analysis was calculated using the zoning of the property. He stated that the owner of the property was not factored in the calculations.

Commission Member Gilmore asked if the property to the north of this proposed development was currently zoned for commercial uses. Mr. Quint stated that the property to the north was zoned "AG" – Agricultural District and the Future Land Use Plan (FLUP) showed the property to be designated for office uses in the future. Mr. Plunk concurred that area was currently zoned "AG" - Agricultural District. He stated that the FLUP showed about 600 acres in that area to be zoned for office uses in the future.

Commission Member Stevens felt the McKinney Independent School District (MISD) could use the money generated by the sale of the property.

Commission Member McReynolds asked about the proposed square footage for the product. Mr. Plunk stated that it could be around 2,400 to 3,600 sq. ft. He distributed photographs of similar products.

Commission Member McReynolds asked for the price point for the Inwood Hills development to the south of this property. Mr. Plunk stated that those houses range from \$280,000 - \$350,000.

Chairman Franklin opened the public hearing and called for comments.

The following two individuals spoke in opposition to the request. They expressed concerns regarding the density of the proposed development and the McKinney Independent School District (MISD) Maintenance Facility also proposed nearby. They felt that the condition of Bois D'Arc Road needed to be addressed. Mr. Furlong asked if there would be another meeting where the proposed development could be discussed. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that if the proposed rezoning request was approved by City Council, then a Preliminary-Final Plat would be voted on by the Planning and Zoning Commission as a consent item; therefore, the public would not be allowed to comment on it.

- Ms. Judy Furlong, 3108 Santa Fe St., Melissa, TX
- Mr. Steve Furlong, 3108 Santa Fe St., Melissa, TX

Mr. Thad Helsley, 1650 W. Virginia St., McKinney, TX, spoke on behalf of the McKinney Independent School District (MISD) and stated they were in support of the proposed rezoning request. He stated that McKinney Independent School District (MISD) owns the western portion of the proposed property. Mr. Helsley explained that it was surplus property that the school could not use. He stated that they plan to build a transportation maintenance facility on the property to the north. Mr. Helsley stated that Bois D'Arc Road was important to McKinney Independent School District (MISD) because of the future facility north of this property. He felt that Hardin Boulevard and Crowe Lane would be the main access point for the proposed development. Mr. Helsley stated that the McKinney Independent School District (MISD) had deed restrictions added to the property, which were incorporated in the proposed rezoning request.

Commission Member Gilmore asked when Bois D'Arc Road might be addressed. Mr. Helsley stated that the McKinney Independent School District (MISD) was not ready to develop the transportation maintenance facility to the north of this property at this time. He felt the road would need to be addressed once they were ready to build their facility. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Bois D'Arc Road was a collector road and that the developers would most likely be building the road in front of their development. He stated that the City might have to finish certain sections of the road.

On a motion by Commission Member Stevens, seconded by Commission Member Gilmore, the Commission voted to close the public hearing and recommend

approval of the rezoning request as recommended by Staff, with a vote of 4-1-1.

Commission Member Hilton voted against the motion. Chairman Franklin abstained.

Vice-Chairman Bush stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 19, 2014.

Chairman Franklin returned to the meeting.