

Planning and Zoning Commission Meeting Minutes of May 13, 2014:

14-076Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of Paul Lehner & Virginia R. Lehner, for Approval of a Request to Rezone Fewer than 102 Acres from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Establish Development Regulations that Allow for the Development of Neighborhood Center, Multi-Family, Single Family Attached and Detached Residential Uses, and Civic Uses, Located on the Southeast Corner of Stacy Road and Alma Road

Mr. Steven Duong, Planner for the City of McKinney, distributed a revised Staff report to the Commission Members prior to the meeting. He explained the proposed rezoning request. Mr. Duong stated that Staff recommends approval of the proposed rezoning request with the special ordinance provision listed in the revised Staff report.

Commission Member Stevens asked for clarifications on why properties within the "REC" – Regional Employment Center Overlay District do not have to follow the City's Multi-Family Policy. Mr. Michael Quint, Director of Planning for the City of McKinney, briefly explained the City's Multi-Family Policy that was adopted by City Council in 2001 and explained why the "REC" – Regional Employment Center Overlay District was exempt.

Commission Member Stevens had concerns about the proposed screening around the proposed retail area shown on the concept plan included in the Staff report. He felt that the wall shown should not only go around the rear of

the retail area, but should continue towards Alma Road to block the view from the proposed townhomes. Mr. Quint stated that Staff did not feel a wall was necessary in that area since the two sections were divided by a public street.

Commission Member Gilmore asked about the negative Cost/Benefit Comparison figure shown in the Staff report. Mr. Quint stated that most residential uses have a negative cost benefit. He stated that is the reason why the residential to non-residential tax base ratio is so important.

Chairman Franklin asked if the proposed multi-family units would be three to four stories tall. Mr. Duong said yes.

Chairman Franklin asked about the parking for the proposed multi-family units. Mr. Duong felt the applicant should address this question.

Mr. David Hicks, David Hicks Company, 2323 N. Houston Street, Dallas, TX, explained the proposed rezoning request. He stated that they plan to build an urban type design and the parking would be hidden on the interior of the multi-family complex or would be tuck-under parking.

Commission Member Gilmore asked if the multi-family units would be four-stories. Mr. Hicks stated that they proposed to build three to four-story multi-family units.

Commission Member Osuna asked if the applicant had a development plan for the project. Mr. Hicks stated that they plan to build the single-family residential properties first. He stated that the multi-family and retail units would be built at a later time.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission Member Osuna, the Commission voted unanimously to close the public hearing, with a vote of 4-0-0.

Commission Member Gilmore asked for clarification on the height allowed on the multi-family units built in the “REC” – Regional Employment Center Overlay District. Mr. Quint explained that some areas of the “REC” - Regional Employment Center Overlay District allowed up to eight-story structures. He stated that in 2010 the City Council adopted modified multi-family standards which capped the multi-family building height to two-stories for most of the areas within the City of McKinney; however, this did not include the “REC” – Regional Employment Center Overlay District.

Commission Member Osuna expressed concerns that the proposed single-family residential development homeowners might not be in favor of the proposed multi-family units being built near them once the developer starts that phase of development.

Chairman Franklin felt this was not the best location for the proposed multi-family units being three to four-stories. He stated that he was in favor of the proposed single-family and townhomes uses on the property.

Commission Member Stevens was in agreement with Chairman Franklin. He stated that he was surprised that Staff supported the proposed rezoning request. Mr. Quint stated that this proposed rezoning request followed the vision outlined by the “REC” – Regional Employment Center Overlay District.

Chairman Franklin asked the applicant if he was willing to table the proposed rezoning request. Mr. Quint stated that since the public hearing was closed that they would not be able to table until the next Planning and Zoning Commission meeting.

Mr. Hicks stated that some of the surrounding properties were zoned for multi-family uses. He stated that they envisioned a mix of uses for this development and felt there was a market for these uses. Mr. Hicks stated that City Staff had a lot of input on the proposed rezoning request.

Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that this proposed rezoning request would be just below the average maximum net density requirement.

A motion by Commission Member Gilmore to approve the request died due to a lack of a second.

Mr. Jed Nelson, JBGL Communities, 3131 Harvard Avenue, Dallas, TX, stated that they were willing to table the request. He stated that they would prefer to build the townhomes first and then the single-family residential dwellings. Mr. Nelson mentioned some of the other developments their company had built in and felt their reputation should speak for itself.

On a motion by Commission Member Osuna, seconded by Commission Member Stevens, the Commission voted unanimously to table the rezoning request indefinitely, with a vote of 4-0-0.

Mr. Quint stated that Staff would re-notice for an upcoming meeting.