

Planning and Zoning Commission Meeting Minutes of November 14, 2017:

17-281Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "DR" - Duplex Residential District, Located at the Northwest Corner of White Street and Tennessee Street

Mr. Brian Lockley, Director of Planning for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was requesting to rezone 0.976 acres of land from "BN" – Neighborhood Business District to "DR" – Duplex Residential District, generally for single family attached residential uses. Mr. Lockley gave the general location of the property. He stated that the McKinney Housing Authority was generally to the east of the subject property. Mr. Lockley stated that this corridor was a mixture of business, retail, and some larger businesses. He stated that the request would allow the applicant to develop the property for single family attached units. Mr. Lockley stated that the current zoning on the subject property has a 25' front yard setback. He stated that the proposed zoning has a 20' front yard setback that would allow for large porches to be constructed. He stated that the existing zoning did not allow for encroachments; therefore, the proposed porches could not be developed under the current zoning. Mr. Lockley stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Ron Lustig, 733 Creek Valley Court, Allen, TX, briefly explained the proposed rezoning request. He stated that this project would provide a transition from the City's housing project down to single family residential uses. Mr. Lustig stated that the proposed development would have a similar feel to the houses that they built in the 500 block of

Tennessee Street. He stated that it would have siding, be new, colorful, and friendly. Mr. Lustig offered to answer questions.

Commission Member Smith asked about some of the other projects that they have completed in McKinney. Mr. Lustig stated that they had developed two houses on Chestnut Street. He stated that they would be completing the Tudor houses on Johnson Street that are located east of the Tudor houses in the 500 block of Tennessee Street.

Ms. Smith stated that she gets a lot of complements on the Tudor style houses in McKinney from her friends that live out of town. Mr. Lustig stated that the Tudor style houses are pleasant to look at. He stated that Mr. Jason Rose, Architect on the project, put a lot of work into designing them.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member Zepp, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 5, 2017.