

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

17-262Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at the Southeast Corner of Spur 399 and Medical Center Drive

Mr. Brian Lockley, Director of Planning for the City of McKinney, explained the proposed rezoning request. He stated that the project was McKinney Urban Village and that a number of units were currently under construction. Mr. Lockley stated that the applicant would like to continue the design and layout as it currently exists. He stated that this project was part of a much larger development. Mr. Lockley stated that the subject property was located near a hospital and medical offices. He stated that the multi-family development would be located along State Highway 5 (McDonald Street). Mr. Lockley stated that the area being considered for amendment were the areas to the south and to the north. He stated that the applicant has the benefit of having developed this property with an understanding of the standards and what is applicable to the site. Mr. Lockley stated that was why the applicant was requesting to amend the "PD" – Planning Development District. He stated that the proposed zoning would reflect how the property has currently been developed. Mr. Lockley briefly discussed the proposed development standards. He stated that parking for multi-family uses shall be one space for each bedroom in all dwelling units, plus three spaces per one thousand square feet for any common facility and management office. Mr. Lockley stated that multi-family development shall be limited to a minimum of 25 units per gross acre, and a minimum of three stories. He stated that parking may be provided through a combination of head-in

parking on private streets built within an urban streetscape condition, “tuck under” spaces in ground level garages and interior parking courtyards. Mr. Lockley stated that no screening from public thoroughfares shall be required of any openings in interior parking courtyards or head-in parking along private streets. He stated that fibrous cement panels would be allowed as cladding on roof chimneys. Mr. Lockley stated that this would provide some consistency in the overall development. He stated that the property does meet the suburban mix with significantly developed area. Mr. Lockley stated that the Comprehensive Plan does list factors when rezoning requests should be considered. He stated that the applicant does meet that requirement and would continue to do so as the property is developed. Mr. Lockley stated that Staff received a letter in opposition that was submitted by an adjoining property owner. He stated that owner had concerns about some of the improvements that would be required. Mr. Lockley stated that property owner also wanted to develop their property on the other side of Stated Highway 5 (McDonald Street); however, there were some requirements initiated by the Engineering Department. He stated that he spoke with the Engineering Department to get a better understanding on what they thought would be required on the subject property and the issue with the other property. Mr. Lockley stated that if there was a significant increase in traffic from the development then those requirements would be required. He stated that there were no additional units being proposed with the proposed rezoning request. Mr. Lockley stated that this was just to modify the development standards. He stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions listed in the Staff Report. Mr. Lockley offered to answer questions.

Commission Member Smith asked if Staff felt that the proposed development standards were lessening the current development standards on the property. Mr. Lockley stated that that he would not say that they were lessening the development pattern at McKinney Urban Village. He stated that it is already in existence. Mr. Lockley stated that this would allow consistency and continuity between developments.

Commission Member Smith asked if the applicant had to go through the same process when they developed their other properties. Mr. Lockley stated that the applicant initially received some meritorious exceptions for the design. He stated that the request stems from what they found during the course of developing the property.

Mr. Paris Rutherford, 7001 Preston Rd., Dallas, TX, gave a presentation on the proposed rezoning request and overall development. He gave a recap of the overall master plan and the current development at the site. Mr. Rutherford stated that it was a mixed use, urban land development. He stated that they have an entitlement of 500 units in the overall "PD" – Planned Development District; however, they were not requesting to increase the number of units. Mr. Rutherford stated that they were trying to clean up some of the previously approved meritorious exceptions on the property. He stated that they were trying to incorporate some lessons learned. Mr. Rutherford stated that the parking standards take away their opportunity to have more landscaping. He stated that they currently have extra spaces. Mr. Rutherford stated that they were trying to improve the nature of the urban street scape that is adjacent to the buildings. He stated that they were not looking to gate the development. Mr. Rutherford stated that they were trying to continue the architectural feel of the established residential portion of the project. He stated that the units would all face the street. Mr. Rutherford stated that there would be

front patio areas and some stoops that would not have coverings over them. He stated that they like to have variety in the architecture in how the buildings meet the street. Mr. Rutherford stated that they were looking at having 25 units per net acre, not gross acre. He stated that currently there were no minimum requirement. Mr. Rutherford stated that they would like to do that to be able to building more. He stated that they were not looking to increase any entitlements; however, just improve through lessons learned. Mr. Rutherford encouraged the Commission Members to come by to see the quality construction that they have done so far in the development. He offered to answer questions.

Commission Member Smith asked how many units were located in the current residential development where there was excessive parking. Mr. Rutherford stated that there were 245 units. He stated that the City's standards require more parking than what they feel is needed, which causes more paving. Mr. Rutherford stated that they could do it; however, he felt that they were requesting would make for a better looking project.

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 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.