

Planning and Zoning Commission Meeting Minutes of July 24, 2018:

18-0078Z 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 Southeast of the Terminus of Adriatic Parkway and Mediterranean Drive. Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff received a letter to withdraw the previously submitted letter of opposition. She stated that a copy of this letter had been distributed to the Commission prior to the meeting. Ms. Spriegel explained the proposed rezoning request. She stated that the applicant is requesting to rezone the subject property generally to modify the development standards. Ms. Spriegel stated that the applicant is proposing to amend the current zoning of the subject property to adjust the district boundaries between the Town Center District and the Villa District to include approximately 0.20 acres currently within the Villa District into Tract F of the Town Center District and make minor modifications to the existing development standards. She stated that given that the proposed modifications are minor in nature and consistent with the existing development, Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Smith asked where we are on the allowed number of condo units in the Adriatica development. Ms. Samantha Pickett,

Planning Manager for the City of McKinney, stated that Staff previously checked this and we are still under the 285 cap. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that the addition of the lot to Tract F comes with some conditions. Mr. Roeder stated that they want to modify the request to reduce the allowable height to a maximum of 35' on Lot 8R. He stated that the balance of Tract F would have a maximum 60' height allowance. Mr. Roeder stated that his client intends to build about 30 high-end condominium units on the water frontage in Adriatica. He stated that currently there are 285 residential units permitted under the current zoning on the property and the residential unit number would not be increasing with this request. Mr. Roeder stated that they met with a number of surrounding residential property owners the previous night and there was a consensus that they were in favor of this rezoning request. He stated that the proposed development would be in keeping with what is already developed in the area. Mr. Roeder offered to answer questions. Commission Member Smith asked about the constraints on the property. She stated that Adriatica is an exceptional and desirable development. Commission Member Smith stated that the subject property has sat vacant for a long time. Mr. Roeder stated that there is currently no good access to the waterfront property. He stated that they need to improve the infrastructure for access. Mr. Roeder stated that there is a structured

parking garage there; however, it would be almost impossible to have enough parking spaces for a commercial development within Tract F. He stated that it is tucked back with no real view or frontage for your typical retail uses. Mr. Roeder stated that the tenants presently there have done a good job creating their own destination; however, there is a finite amount of retail and restaurants that are capable of doing that in this location. Commission Member Kuykendall opened the public hearing and called for comments. Mr. James McClain, 500 Sea Side Lane, McKinney, TX, stated that he was not opposed to the overall zoning concept. He stated that he applauds the effort to develop this area. Mr. McClain expressed concerns regarding the adjusting of the boundary line. He stated that he was opposed to transferring Lot 8R from the Villa District into Tract F of the Town Center District. On a motion by Commission Member Cobbel, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing. Commission Member Cobbel asked Staff to address Mr. McClain's concern about the transfer of the property. Ms. Pickett explained that it would replace the Villa District zoning with the Town Center District zoning on Lot 8R. She stated that the adjacency is still fairly similar since they have always been located next to each other. Commission Member Smith stated that normally she would not be favorable to a request similar to this one. She stated that she could see there are constraints on this property causing a marketability issue.

Commission Member Smith stated that the property has sat vacant for over 10 years. She stated that given the potential increase in ad valorem tax value this would add to the City and she would be in favor of Staff's recommendation of approval for this rezoning request. She stated that it was in the best interest of the overall development, adjacent property owners, and the City. On a motion by Commission Member Cobbel, seconded by Commission Member McReynolds, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff with the additional regulation that the maximum building height allowed on Lot 8R be 35'. Commission Member Kuykendall stated that the recommendation of the Planning and Zoning Commission will be forwarded to City Council for final action at the August 21, 2018 meeting.