

Planning and Zoning Commission Meeting Minutes of November 8, 2016:

16-306Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF5" - Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the governing zoning on the subject property primarily allows for office uses and the proposed zoning would allow for residential uses. Ms. Quintanilla stated that the applicant had indicated their intent to develop the subject property for single-family residential uses. She stated that the subject property was adjacent to existing single-family residential uses to the north, the Raytheon Company to the west, and existing commercial uses to the east. Ms. Quintanilla stated that while the properties located to the south were currently undeveloped, a record plat for a proposed townhome development and a site plan for a multi-family development had been approved on the properties. She stated that given the mid-block location, limited access to the property, and the existing and proposed residential uses adjacent to the property, Staff was of the professional opinion that development of non-residential uses could be challenging. She stated that Staff had no objection to the proposed rezoning request for single-family residential uses. Ms. Quintanilla offered to answer questions. There were none.

Mr. David Kochalka, Kimley-Horn, 5750 Genesis Court, Frisco, TX, explained the proposed rezoning request and gave examples of why the property was best suited for

residential development instead of commercial uses. He stated that he agreed with a lot of the information included in the Staff report. Mr. Kochalka stated that he understood why the City wanted to protect their non-residential tax base. He felt that the market had grown up around the subject property and it would be best suited and most marketable as a residential property. Mr. Kochalka stated that there was a lot of flood plain and a detention pond on the property, which left approximately 12 acres of usable space for development. He stated that since the property was located mid-block, was a rectangle shape, and was adjacent to residential uses; therefore, it was better suited for residential uses and not commercial uses. Mr. Kochalka stated that the only access was off of Community Avenue. He stated that they like the creek on the back of the property as an amenity for their proposed development. Mr. Kochalka stated that they were requested straight zoning with no modifications. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Mr. Ed Burnett, 2317 Truro Drive, McKinney, TX, stated that his property was located next to the subject property. He stated that he would support having a single-family residential development on the subject property. Mr. Burnett had questions regarding the retaining pond on the property. Mr. Brian Lockley, Director of Planning for the City of McKinney, explained that the detention pond would be reviewed by Staff later during the civil and platting process. He explained that this request was only concerned with the zoning on the property. Mr. Lockley stated that Staff did not have the general layout of the development at this time. Mr. Burnett stated that he was interested in learning what size single-family homes were being proposed and the price point.

On a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Mantzey wanted to clarify Staff's position on the rezoning request. Ms. Quintanilla stated that from a policy standpoint, recommendation of denial of the proposed rezoning request is based on lacking conformance to the City of McKinney's Comprehensive Plan and the City Council's goal of preserving and developing the non-residential tax base. She stated that the Future Land Use Plan map (FLUP) shows the whole area as office uses; however, the area had not developed that way. Ms. Quintanilla stated that Staff's professional opinion was that they have no objections to the proposed rezoning request as development of the entire property for non-residential uses may be challenging due to its limited access, the property's mid-block location, and the adjacent residential land uses to the north and future residential uses to the south, which makes the property more conducive to residential uses.

Commission Member Mantzey asked Mr. Kochalka about the possible products being proposed to be built on the subject property and the setback to the north. Mr. Kochalka stated that there would be a lot of similarities to Live Oak Creek development. He gave some examples of the possible home and sizes. Mr. Kochalka thought the price point would start about \$350,000 and above. He stated that there is a detention easement on the property that was solely for Live Oak Creek. Mr. Kochalka stated that they would work with the City of McKinney Engineering Department regarding the detention pond on the property. He stated that the function of the detention pond should not change and that there should not be any changes to the capacity, outfall, or increase in velocity.

Chairman Cox asked if the location of the detention pond might change. Mr. Kochalka stated that the location should not change; however, the shape might change. He stated that there were some expensive outfall structures that they do not want to touch.

On a motion by Vice-Chairman Zepp, seconded by Alternate Commission Member McReynolds, the Commission voted unanimously to recommend approval of the rezoning request and that that the subject property would need to develop in accordance with Section 146-106 ("SF5" – Single Family Residential District) of the Zoning ordinance and as amended, 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 6, 2016.