

Planning and Zoning Commission Meeting Minutes of August 26, 2014:

13-195Z4 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorburg Company, on Behalf of Amegy Bank, for Approval of a Request to Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow Townhome Uses and Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and Staff's concerns. She distributed a revised Staff report updating the ownership information prior to the meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the City Council's goal of preserving and developing the non-residential tax base.

Mr. Adam Buczek, Skorburg Company, 8214 Westchester, Suite # 170, Dallas, TX, discussed the proposed rezoning request and showed a PowerPoint presentation.

Commission Member Gilmore asked if the property was located in the 100-year floodplain. Mr. Buczek said yes.

Commission Member Gilmore asked if part of the property was located in the dam breach area. Mr. Buczek said yes.

Commission Member Gilmore asked Mr. Buczek if he knew how much flood insurance would cost the townhome owners. Mr. Buczek felt the property owners would not need flood insurance based upon the flood study that he just received. He stated that Federal Emergency Management Agency (FEMA) would be relocating the floodplain lines on the map due to the improvements on the property to address the flood concerns.

Commission Member Gilmore asked Mr. Buczek about available parking for when the townhome owner invites friends over and it was more than the garage and driveway could hold. Mr. Buczek stated that some extra cars could park in the cul-de-sac areas. He stated that the townhome owners would not have available parking spaces to hold huge parties.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission Member Stevens, the Commission voted unanimously to close the public hearing, with a vote of 5-0-0.

Commission Member Hilton expressed concerns regarding the townhomes not providing alley access. Commission Member Stevens agreed with him. Mr. Buczek distributed an alternative layout that would provide alley access, with exception to the lots on the south side of the property. He discussed the differences between the proposed request and the alternate layout that he distributed to the Commission and Staff during the meeting.

Commission Member McReynolds asked if the alternate layout had shorter lots. Mr. Buczek said no, that they were the same size lots.

Commission Member McReynolds expressed concerns about the backyard size for the lots. Mr. Buczek stated that the lot length would be 108'. He stated that there would be a 10' rear yard setback. Commission Member McReynolds expressed concerns that vehicles could stick out into the alley.

Commission Member Hilton and Chairman Franklin felt that Staff needed to review the alternate layout before the Commission voted on it. A motion by

Commission Member Hilton to table the proposed rezoning request failed due to lack of a second.

Commission Member McReynolds expressed concerns over whether there would be a backyard for the townhomes with rear alley entrances. He stated that he preferred the front entry for the townhomes.

Chairman Franklin asked if the townhomes would move closer to the street if there was a rear alley entrance. Mr. Buczek said yes.

Commission Member Stevens explained that he was not in favor of the rezoning request for this property.

On a motion by Commission Member Stevens, seconded by Commission Member Hilton, the Commission voted to close the public hearing and recommend denial of the rezoning request as recommended by Staff, with a vote of 3-2-0. Chairman Franklin and Commission Member McReynolds voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 16, 2014.