

Planning and Zoning Commission Meeting Minutes of February 28, 2017:

16-318Z 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 for Single Family Residential Detached and Attached Uses, Located Approximately 900 Feet West of McDonald Street and on the South Side of Stewart Road

Mr. Brian Lockley, Director of Planning for the City of McKinney, explained the proposed rezoning request to generally allow for single family residential detached and attached uses. He stated that the applicant had provided a concept plan that generally provided for the general location of open space and the proposed uses in the development. Mr. Lockley stated that the subject property was currently a developed golf course and was being proposed to be redeveloped for residential uses. He stated that the concept plan had established a mix of detached residential lot sizes that transition into alley-served townhomes. Mr. Lockley stated that there would be space limits, building heights, built-to lines, and setback requirements in the proposed regulations. He stated that the applicant had also included architectural standards that govern the design of all products within this development. Mr. Lockley stated that it was Staff's professional opinion that this rezoning request would remain compatible and complement the adjacent residential uses. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the rezoning request. He stated that he was excited about the proposed redevelopment of the subject property, is currently part of The Greens of

McKinney Golf Course. Mr. Roeder stated that there was a significant amount of open space along the creek and in some other areas on the property. He stated that his client had brought a lot of imagination to the table on this project. Mr. Roeder stated that his client had worked with Staff for approximately one year with a number of different proposals. He stated that there would be a set of regulations that deal with the architectural standards for the residential development, lot sizes, et cetera. Mr. Roeder stated that this development would be a mix of single family detached and alley-served townhome products. He stated that there was an existing clubhouse on the property that they plan to use as a community center for the residential development. Mr. Roeder stated that Stewart Road would be one of the main roads that serve this development. He stated that they would also have access on State Highway 5 (McDonald Street). Mr. Roeder stated that these two roads could handle the development. He requested a recommendation of approval and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Ms. Jill Alcantara, 2837 Dog Leg Trail, McKinney, TX, stated that she was representing about 36 of her neighbors. She stated that the developer had met with them to discuss their plans for the subject property. Ms. Alcantara stated that they felt the proposed homes would be very compatible with the surrounding homes. She stated that it was good to stabilize the property and protect their property values. Ms. Alcantara briefly discussed some concerns regarding Stewart Road. She stated that this development looked like it was protecting most of the native trees in the floodplain. Ms. Alcantara stated that this was a chance for a do-over. She stated that there were 599 homes in the three surrounding neighborhoods; however, they did not provide a

playground or parkland for these residents. Ms. Alcantara stated that the associated parkland donation was their chance to create the needed open space for the residents. She stated that with the new development the total number of homes would increase to 786 homes. Ms. Alcantara stated that they ask for a recommendation for approval for this rezoning request.

Ms. Brenda Giglio, 2924 Berry Hill, McKinney, TX, asked about the location of the proposed entrances to the development off of Stewart Road.

Mr. Oscar Jeanes, 1515 Stewart Road, McKinney, TX, asked about the street layout in the proposed development. He asked how many single family residential units and townhomes that the applicant was proposing on the subject property. Mr. Jeanes expressed concerns regarding the water runoff down to the creek and towards his property. He stated that he had not had any flood concerns since he moved there in 1973; however, his neighbor had a close call. Mr. Jeanes expressed concerns over keeping the culvert at Stewart Road and State Highway 5 (McDonald Street) open to allow water flow at this location. He stated that the water flow over the golf course had been minimal; however, he expressed concerns that might change with more streets on the property with the proposed development.

Ms. Joanne Acevedo, 2912 Berry Hill, McKinney, TX, expressed concerns regarding additional traffic on Stewart Road, accessing State Highway 5 (McDonald Street) off of Stewart Road, safety of the children in the area due to additional traffic, and the possible overload to the McKinney schools if there are a dramatic number of townhomes proposed on the site.

Mr. Michael Acevedo, 2912 Berry Hill, McKinney, TX, stated that he had seen some flooding when it almost touched the nearby bridge on State Highway 5 (McDonald Street). He stated that the proposed development was a great idea and it was about time that the property was redeveloped. Mr. Acevedo stated that there was not enough sidewalks on Stewart Road and State Highway 5 (McDonald Street).

The following seven residents turned in speakers cards in support of the proposed rezoning request; however, did not wish to speak during the meeting:

- Mr. Kevin Lumberson, 2829 Dog Leg Trail, McKinney, TX
- Ms. Donna Lumberson, 2829 Dog Leg Trail, McKinney, TX
- Ms. Ronda Steffey, 2833 Dog Leg Trail, McKinney, TX
- Mr. Bob Marion, 801 Hardwood Drive, McKinney, TX
- Mr. Al Alcantara, 2837 Dog Leg Trail, McKinney, TX
- Mr. Ted Wilson, 704 Ferrule Drive, McKinney, TX
- Mr. Lee Wilson, 704 Ferrule Drive, McKinney, TX

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

Alternate Commission Member McReynolds asked Mr. Roeder if he was aware of any proposed improvements to Stewart Road with this proposed development. Mr. Roeder stated that before anything could be built, an applicant would need to go through the subdivision process, platting process, engineering process, have to look at traffic impacts, et cetera that usually follow a zoning case. He stated that his client did a flood study on the subject property to understand where to locate the dwellings. Mr. Roeder

stated that the deep creek along State Highway 5 (McDonald Street) would not be disturbed at all. He stated that there would be a maximum combined number of 200 units, single family detached and townhomes, on the property and there would be 4.25 units per acre. Mr. Roeder did not believe that 200 units would have a major impact on the school system. He stated that the Proposed Concept Plan included in the meeting packet for this item showed the proposed access points. Mr. Roeder acknowledged that there would be additional traffic on Steward Road; however, felt that the City would require that Stewart Road be improved later in the process. He stated that the flood study showed that the runoff from the 200 structures would be more than mitigated through the existing creeks and waterways.

Chairman Cox asked Mr. Lockley to weigh in on some of the questions asked during the public hearing. Mr. Lockley stated that the McKinney Independent School District (MISD) and several other agencies receive copies of the rezoning applications and attachments to review, so that they were aware of possible developments. He stated that any drainage improvements that need to be made would occur during the development phase of the process. Mr. Lockley stated that the limitation on the number of lots would be based on the amount of land that is recoverable and developable. He stated that the applicant could not exceed 200 units on the subject property. Mr. Lockley stated that if right-of-way was needed for the development, then it would happen later in the development phase of the process.

Chairman Cox stated that the proposed entrances to the subject property would be east of Berry Hill.

On a motion by Alternate Commission Member McReynolds, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0.

Commission Member Mantzey stated that he appreciated the citizens for attending the meeting, the developer for meeting with the surrounding neighbors to discuss the concerns of the local residents, and the work that Staff put in on this project.

Commission Member Smith stated that she also appreciated the adjoining neighbors attending the meeting and their comments on how they feel the proposed uses are compatible with the surrounding area. She stated that it was a win-win for everyone. Commission Member Smith stated that the open space would be a much desired benefit for the area. She stated that she was in favor of the development due to the development standards, architectural standards, and the transition use of the townhomes.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 21, 2017.