

**Draft Planning and Zoning Commission Meeting Minutes of June 23, 2020:**

**20-0040Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "DR" - Duplex Residential District, Located on the East Side of Rockwall Street and approximately 615 Feet North of Gerrish Street. Ms. Danielle Mathews, Planner II for the City of McKinney, explained the proposed rezoning request for the intent to build four duplexes on the subject property. Ms. Mathews gave reasons as to why Staff recommended approval of the request. She stated that a letter of support was distributed prior to the meeting to the Commission. Staff recommended approval of the proposed rezoning request, and Ms. Mathews offered to answer questions. There were none. Mr. Omid Farzadpour, 581 Talia Circle, Fairview, TX, explained the proposed rezoning request. He felt the proposed development would be a better use of the property He stated that he appreciated all the help given by City Staff. Chairman Cox opened the public hearing and called for comments. The following eight residents spoke in opposition to the proposed rezoning request:

- Ms. Kimberly Palmer, 904 Rockwall Street, McKinney, TX
- Mr. Eddie Burns, 2328 Brookview Drive, McKinney, TX
- Mr. Jonas Palmer, 904 Rockwall Street, McKinney, TX
- Ms. Jazzmine Burns, 2328 Brookview Drive, McKinney, TX
- Ms. Dorothy Bradley, 902 Healy Street, McKinney, TX

- Ms. Johnnie Barrett, 513 Oak Point Drive, McKinney, TX
- Ms. Charla Borum, 513 Oak Point Drive, McKinney, TX
- Ms. Angela H. Henderson, 824 Rockwall Street, McKinney, TX

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

- Ms. Marth Nelson, 1034 Murray Street, McKinney, TX
- Ms. Ruby Bollin, 821 Rockwall Street, McKinney, TX

The following four residents turned in speaker cards in opposition to the proposed rezoning request; however, did not wish to speak during the meeting:

- Ms. Tonya Burns, 2328 Brookview, McKinney, TX
- Mr. Patrick Palmer, 2336 N. Ridge Road, McKinney, TX
- Ms. Roshon Palmer, 2336 N. Ridge Road, McKinney, TX
- Mr. Franklin Wilson, 821 Rockwall Street, McKinney, TX

The following resident turned in a speaker card; however, did not indicate if he was in support or opposition to the proposed rezoning request. He did not speak during the meeting.

- Mr. William J. Bradley, 902 Healy Street, McKinney, TX

Chairman Cox called for additional comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Haeckler asked if everything around this area was single-family residential. He asked Staff to display the location of the church, parking, and the proposed layout. Ms.

Jennifer Arnold, Director of Planning for the City of McKinney, stated that there are duplexes in and around the area; however, this street has single-family residential housing adjacent to the subject property. Commission Member Taylor asked where the church parking was located. Mr. Farzadpour stated that the church members had been parking and hold events on the subject property. He stated that the residents that spoke earlier referred to the property as their parking lot; however, it is the lot that they just purchased and plan to develop. Chairman Cox asked who owns the subject property. Mr. Farzadpour stated that his dad owns it. Chairman Cox ask how long his dad owned the property. Mr. Farzadpour said for the past six months. Commission Member Kuykendall wanted to clarify that everything surrounding the church was currently single-family residential on Rockwall Street and if the current duplexes were a couple of blocks from the subject property. Ms. Mathews stated that was correct and Rockwall Street proper was single-family residential properties. Commission Member Doak stated that the subject property seems to be one of the largest lots in the area. He asked the applicant about addressing the resident's concerns about breaking the lot into smaller tracks. Mr. Farzadpour stated that they were currently in the process of subdividing the property into four individual lots. He stated that they were proposed four-bedroom duplexes for large families. Mr. Farzadpour stated that they would be the owners of the duplexes. He stated that there was other rezoning in the area for duplexes. Commission Member Doak asked how many total units were proposed. Mr. Farzadpour said eight units. Commission Member McCall stated that he would prefer to see single-family houses developed on the property. He acknowledged that there

were some duplexes 2-3 blocks away. Commission Members Kuykendall and Doak concurred. Commission Member Haeckler stated that there are no adjacent duplexes to this site and that unfortunately the parking area has been purchased. Commission Member Haeckler felt the duplexes would be a disservice to the adjacent single-family residents. Commission Member Doak concurred. He stated that he would be more in line with having duplexes further up the street. Commission Member Doak stated that he was not in support of the proposed rezoning request. Vice-Chairman Mantzey stated that he would support what the community wishes at this time. He stated that he greatly disagrees with how renters are labeled to a second class for our community. Vice-Chairman Mantzey stated that he was not in support of the proposed rezoning request. On a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the Commission unanimously voted to recommend denial of the proposed rezoning request, 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 July 21, 2020.