

Planning and Zoning Commission Meeting Minutes of July 22, 2014:

13-195Z3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorburg Company, on Behalf of Willow Park Development, 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 expressed Staff's concerns. She distributed a revised Staff report, revised letter of intent, revised layout, and a new letter of opposition prior to the meeting. Ms. Pickett stated that Staff had not reviewed the revisions prior to the meeting. She stated that Staff recommends denial of the proposed rezoning request due to non-conformance with the City of McKinney's Comprehensive Plan and due to the proposed development standards' inability to mandate or achieve a high quality development.

Vice-Chairman Bush asked about the revisions made to the rezoning request. Ms. Pickett stated that the applicant was originally proposing a detached product on 40' wide lots. She stated that they now propose to build townhome products on 25' wide lots. Ms. Pickett stated that the proposed lots sizes were reduced and the number of lots had increased.

Mr. Adam Buczek, Skorburg Company, 8214 Westchester, Suite # 170, Dallas, TX, discussed the proposed rezoning request and the reasons for the revisions. He gave a presentation. Mr. Buczek stated that they had a meeting

with the surrounding property owners and felt that they received favorable responses. He stated that the neighbors expressed some of the same concerns as they had at the previous meeting. Mr. Buczek discussed ways they plan to address these concerns. He stated that revisions had been made to the plan since they received the floodplain study on Friday, July 18, 2014; therefore, the surrounding neighbors had not seen the current layout. Mr. Buczek was willing to table the request to allow time to meet with the surrounding neighbors to discuss the current plan for the property.

Commission Member Gilmore asked about the proposed parking spaces for the development. Mr. Buczek stated that they proposed to have two enclosed garage spaces and a 10' driveway per townhome. He showed some similar townhome examples as what was proposed to be developed on this property.

Vice-Chairman Bush asked for the widths of the proposed lots. Mr. Buczek stated that they are proposing 25'x90' lot sizes.

Vice-Chairman Bush expressed concerns about the proposed spacing between the 16' wide garage doors and front doors. Mr. Buczek stated that there would be no more than seven townhome units attached. He stated that the townhomes would be no more than 35' tall, two-story units.

Commission Member McReynolds expressed concerns about the 10' driveway not being large enough to accommodate many larger vehicles, like trucks. He stated that a lot of people use their garages for storage and park in the driveway. Mr. Buczek stated that besides the 10' driveway, there would be a

sidewalk. He offered to work with Staff to increase the setback to address these concerns.

Mr. Buczek asked if Staff had shared their objections with the previous Skorburg representative prior to this meeting. Ms. Pickett said yes and that there had been several conversations with Mr. Darrin Cain about the issues. Mr. Buczek stated that Mr. Cain had not shared Staff's objections with him. He requested that Staff share their list of concerns to the proposed rezoning request with him. Ms. Pickett stated that she would provide the information to him. Mr. Buczek requested that the item be tabled to allow him to work with Staff to address the issues.

Chairman Franklin opened the public hearing and called for comments.

Mr. Jeramy Smith, 316 Preston Creek, McKinney, TX, stated that the residents in his neighborhood are generally in favor of the development. He discussed some of their concerns regarding the open space between their properties and the proposed development and they wanted a nice development next to them. He stated that eleven neighbors had signed a letter in support of the development. Mr. Smith was not sure if the revisions would change their opinion or not since they had not seen the new plan.

On a motion by Vice-Chairman Bush, seconded by Commission Member Hilton, the Commission voted unanimously to close the public hearing and table the item indefinitely per the applicant's request, with a vote of 6-0-0.