

Planning and Zoning Commission Meeting Minutes of July 10, 2018:

17-0017Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Commercial, Hotel/Motel, Outdoor Amusement and Multi-Family Uses, Located at the Northeast Corner of Henneman Way and Alma Road and on the South Side of Collin McKinney Parkway. Mr. Matt Robinson, AICP, Planning Manager for the City of McKinney, explained the proposed rezoning request. He stated that request is to rezone the subject property to "PD" – Planned Development District, primarily for commercial, hotel/motel, outdoor amusement (consisting of mini-golf), and urban multi-family uses. Mr. Robinson stated that the applicant is proposing to build upon the established urban environment created by Parkside at Craig Ranch and the future HUB121 development. He stated that it would also create a linkage to the Craig Ranch Corporate Center to the west and to the McKinney Soccer Complex to the east, while also setting the stage for additional commercial/retail/office uses to the south. Mr. Robinson stated that the applicant proposes to break up the property into five separate tracts. He stated that Tracts 1, 2, and 3

would be located at the northern end of the property, primarily intended for commercial uses following the “C2” – Local Commercial District standards with some modifications primarily to the masonry standards and some of the heights. Mr. Robinson stated that Tracts 4 and 5 would follow the “C2” – Local Commercial District standards; however, all but four acres of tract 5 would be permitted for urban multi-family uses. He stated that as part of the standards there would be established build-to lines, increased heights, structured parking, and wider sidewalks. Mr. Robinson stated that in addition to that there are two linear parks with a central park in the middle proposed. He stated that Staff saw the opportunity to create an urban, walkable environment, and build upon what was already established with Parkside at Craig Ranch, continue that development, provide important linkages to the west and east, while also providing a transition area to the north where you start to see more of the single family residential and townhome type developments. Mr. Robinson stated that Staff was recommending approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked about the masonry and height proposed changes to the commercial areas. Mr. Robinson stated that the “C2” – Local Commercial District areas would have 80% masonry finishing on structures under three stories, as opposed to the 50% required by the City’s ordinance. He stated that once a building goes over three stories the masonry finishing required is less than 80%. Commission Member

Smith asked if Staff knew the overall number of multi-family units currently in this area. Mr. Robinson stated that the subject property is located in the "REC" – Regional Employment Center, which allows multi-family development throughout the district and is basically exempt from the 10% multi-family policy. Commission Member Smith asked where the multi-family units were being proposed on the subject property compared to the Parkside at Craig Ranch development. Mr. Robinson stated that the Parkside development is located to the west. He stated that four acres at the corner of Alma Road and Henneman Way would be reserved for commercial uses. Mr. Robinson stated that while the two tracts allow multi-family uses, they also allow commercial uses. Commission Member Smith asked if 400 multi-family units were allowed under the current zoning and the applicant is requesting to increase that number up to 2,300 units with the proposed rezoning. Mr. Robinson stated that on the entire property that the applicant could potentially develop 900 – 1,200 garden style units. He stated that you have to take into consideration site plan requirements to see how that number would play out. Mr. Robinson stated that the applicant is proposing a minimum of 50-units per acre to a maximum of 65-units per acre for multi-family development, with an overall cap of 2,300 units. Commission Member Smith asked for the distance from the southern point of Tract 5 to State Highway 121 (Sam Rayburn Tollway). Mr. Robinson stated that it was approximately 700 – 1,000 feet. Mr. Bob Roeder; Abernathy, Roeder,

Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that they had been working with Staff since last fall on this case. Mr. Roeder briefly discussed some of the surrounding developments around the subject property. He stated that there is a 1,000-foot delineate from the right-of-way of State Highway 121 (Sam Rayburn Tollway) north, which the City's Comprehensive Plan states that should be reserved for commercial, non-residential uses. Mr. Roeder stated that line encroaches some places near Henneman Way, so that there is not enough distance within the 1,000 feet on the north side of Henneman Way for commercial development. He stated that they were treating Henneman Way as the line of demarcation below where you would not have residential development. Mr. Roeder stated that the closer number of total multi-family units that might be allowed would be 2,000 – 2,050. He stated that the initial calculation showing a total number of units as 2,300 included the commercial corner at Alma Road and Henneman Way. Mr. Roeder stated that was less than what was across the street at Parkside at Craig Ranch. He stated that State Highway 121 (Sam Rayburn Tollway) creates a significant barrier to pedestrians and traffic to participate in the various venues in the Craig Ranch area. Mr. Roeder stated that a close pedestrian population is needed to sustain the developments along State Highway 121 (Sam Rayburn Tollway). He stated that there is not guarantee that what is shown in blue for Tracts 4

and 5 would not end up being multi-family developments. Mr. Roeder stated that they had met or exceeded the City's standards for high density multi-family in the development regulations, if multi-family was to develop on Tracts 4 or 5. He stated that they had established a higher proportion of structured parking than is required. Mr. Roeder stated that they had increased the amenity package beyond what is required. He stated that they were not seeking any variances. Mr. Roeder stated that the ad valorem value of a high density, urban, multi-family development with structured parking could outpace the ad valorem value of a typical office development. He stated that the Plano Independent School District recently did a survey to calculate the number of student in multi-family developments, which included some of the developments in Craig Ranch. Mr. Roeder stated that they calculated that per 1,400-unit multi-family development there are 0.08 students per unit. He did not believe that the subject property would be a burden to the school district once developed. Mr. Roeder reiterated that the proposed development would help make HUB121 development sustainable. He offered to answer questions. Commission Member Smith asked if Mr. Roeder was stating that we need more multi-family to attract commercial development. Mr. Roeder stated that if we are looking at the type of commercial development that he believes the City wants then you need more residential density in the area and that this is a great opportunity to make that a very sustainable environment. He stated that there is a great road

system and pedestrian system in this location. Mr. Roeder stated that he believes that it is appropriate to have great densities here. Chairman Cox opened the public hearing and called for comments. Mr. David Craig, Master Developer of Craig Ranch, 6850 TPC Drive, McKinney, TX, explained the proposed rezoning request and discussed some of the surrounding developments. He stated that Craig Ranch has been under development for approximately 18 years. Mr. Craig thanked the current and previous Planning and Zoning Commission Members for their service. He stated that at the 2001 Andres Duany Charrette, which included many City officials and involved stakeholders, the intent was to create an urban environment at Craig Ranch. Mr. Craig stated that this type of use would not be appropriate throughout the city; however, it does make sense in isolated cases. He stated that this would be a true mix of uses. Mr. Craig stated that they were trying to have a walkable environment that feeds back down into the HUB121 development. Mr. Dale Hoelting, 2513 Mosswood Drive, Carrollton, TX, stated that he and his wife own the Beaches at Craig Ranch. He asked how the proposed rezoning request might affect their current zoning. Mr. Hoelting also asked how it might impact their zoning in the future if they decided that they want to rezone their property. He stated that he was not for or against the proposed rezoning request. Mr. Robinson stated that the proposed rezoning request would not affect the Beach at Craig Ranch. He stated that should the owner decide to rezone their property in the

future it would be evaluated against the surrounding development and would be dependent on what they were desiring to do. On a motion by Commission Member McReynolds, seconded by Alternate Commission Member Franklin, the Commission unanimously voted to close the public hearing. Commission Member Smith asked Staff for the number of units at Parkside. Mr. Robinson stated that it was in the 1,500 – 2,000 range. Commission Member McReynolds stated that he was in support of the proposed rezoning request as recommended by Staff. He gave examples of some similar developments in the area. Commission Member McReynolds stated that it makes sense to have pedestrian infrastructure near areas with various restaurants. He stated that the proposed development would be a good addition to this area of the city. Commission Member Smith stated that Staff and the applicant have put a great deal of time and effort into this request. She stated that she does not see anything tying the grand plan to the proposed zoning. Commission Member Smith stated that she was not convinced that we need to increase multi-family to sustain State Highway 121 (Sam Rayburn Tollway). She stated that multi-family uses were a big issue with the community in the last elections, especially along State Highway 121 (Sam Rayburn Tollway). Commission Member Smith stated that the other side of State Highway 121 (Sam Rayburn Tollway) falls within another city and they have maintained the corridor without having a lot of multi-family developments. She felt that this area already has plenty

of multi-family uses. Commission Member Smith stated if the proposed rezoning request was approved that it would increase the value of the property for the owner. She stated that she was not in support of the proposed rezoning request. Alternate Commission Member Franklin stated that he was in support of the proposed rezoning request as recommended by Staff. He stated that McKinney is in competition with surrounding cities. Alternate Commission Member Franklin stated that Craig Ranch has a work, live, and play environment; therefore, it was essential to have the density there to keep the retail going. He stated that the corporate developments would also be within walking distance of the proposed restaurants in this area. Vice-Chairman Mantzey stated that multi-family provides employees with businesses and base for retail customers. He stated that it saddened him how some people label people who live in a multi-family development. Vice-Chairman Mantzey commended Mr. Craig for the master plan at Craig Ranch and the two decade risk that had many real estate cycles. He stated that he did not see any issues with creating value in the property. Vice-Chairman Mantzey stated that he was in support of the proposed rezoning request as recommended by Staff. Chairman Cox stated that there are areas in town different than others and this is one of those area. He stated that the entire Craig Ranch area has evolved and is still evolving. Chairman Cox stated that the Craig Ranch development has been well thought out. He gave credit to Staff and the applicant for working through the major

issues of the request. Chairman Cox stated that he was in support of the proposed rezoning request as recommended by Staff. On a motion by Commission Member McCall, seconded by Commission Member McReynolds, the Commission voted to recommended approval of the proposed rezoning request as recommended by Staff, with a vote of 6-1-0. Commission Member Smith voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 6, 2018.