

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

14-093M Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Appendix B (Urban Design Standards for the Regional Employment Center) of Chapter 146, Including Section B-1 (Map of Regional Employment Center Overlay Zones) and Section B-2 (Regional Employment Center - Overlay Urban Design Standards), of the Zoning Regulations

Mr. Brandon Opiela, Planning Manager for the City of McKinney, discussed the proposed amendments to Appendix B (Urban Design Standards for the Regional Employment Center) of Chapter 146 (Zoning Ordinance), including Section B-1 (Map of Regional Employment Center Overlay Zones) and Section B-2 (Regional Employment Center – Overlay Urban Design Standards), of the Zoning Regulations. He stated that Staff had received broad support of the amendments at previous meetings, received two letters of support, and numerous calls in support of the amendments. Mr. Opiela stated that Staff recommends approval of the proposed amendments to multiple sections of Chapter 146 (Zoning Regulations) of the Code of Ordinances.

Vice-Chairman Bush asked about the amendment to the front entry garages for lots under 50 feet in width listed in the Staff report. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that City Council was not comfortable waiving the front entry garage requirement across the board. He stated that they want to review it on a case-by-case basis.

Commission Member Stevens asked if the properties being affected by these proposed amendments would be rezoned. Mr. Opiela stated that it was

only an amendment to the overlay district and that the properties were not being rezoned. He stated that the properties zoned prior to February 6, 2001, in red on the Properties Within the REC Overlay District map, would not be affected. Mr. Opiela stated that the properties zoned after February 6, 2001, in blue on the Properties Within the REC Overlay District map, would be affected. He stated that the amendments would allow them to build in an urban or standard development pattern for some flexibility to meet the market demand. Mr. Quint stated that action being considered would not rezone the properties within the REC (Regional Employment Center). He stated that this was only a text amendment to Chapter 146 (Zoning Ordinance). Mr. Quint stated that it did affect the property rights on the properties as shown on the Properties Within the REC Overlay District map that was included in this item's packet; however, it was not rezoning the properties.

Commission Member Osuna asked about the amendment to reduce the single family side yard at corner set back listed in the Staff report. Mr. Opiela explained the amendment. Mr. Quint stated that the chart included in the packet had the existing ordinance requirements listed.

Commission Member Osuna asked about possible drainage issues that might occur with these amendments. Mr. Quint stated that the Engineering Department for the City of McKinney would review the requests on a case-by-case basis to address any possible drainage issues.

Commission Member Hilton asked if the proposed amendments would broaden the property rights for the properties within the REC (Regional

Employment Center). Mr. Opiela said yes and that the property owners would have more options with these amendments.

Chairman Franklin opened the public hearing and called for comments.

The following two residents spoke in opposition of the proposed rezoning request. These citizens expressed concerns regarding increasing the building height and density of multi-family units within the REC (Regional Employment Center), and questioned whether there was a true market for the urban design products.

- Mr. Robert Baker, 3913 Tablestone Dr., McKinney, TX
- Ms. Bridgette Wallis, 6320 Blackstone, McKinney, TX

On a motion by Vice-Chairman Bush, seconded by Commission Member Osuna, the Commission voted to close the public hearing, with a vote of 6-0-0.

Commission Member Thompson wanted to clarify that the proposed amendments would not be changing any current zoning of the properties. Mr. Quint gave an example of properties that are currently zoned for multi-family still being allowed to build multi-family on the property the day after these proposed amendments are adopted. He briefly discussed the Multi-Family Policy that was adopted in 2001.

Mr. Quint stated that the development community has stated that the current market was not supporting an urban product and gave an example of a detached, single-family housing with a large covered porch, with the garage set-back 20 feet from the face of the structure, and a 18" finished floor elevation change between the street level and the finished floor. He stated that City

Council wants to preserve the property rights of the property owners within the REC (Regional Employment Center) and also give them more options.

Commission Member Hilton asked about the proposed amendment to increase multi-family building heights. Mr. Opiela explained the reason behind the proposed amendment. He explained that previous requests to increase building heights for multi-family development within the REC (Regional Employment Center) have been approved. Mr. Opiela felt that a three or four story building would fit better within an urban style development and would provide the appropriate massing along the street. Mr. Quint felt that urban development usually had taller and denser development.

On a motion by Vice-Chairman Bush, seconded by Commission Member Thompson, the Commission voted unanimously to recommend approval of the proposed amendments to multiple sections of Chapter 146 (Zoning Regulations) of the Code of Ordinances as listed in the staff report, with a vote of 6-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 20, 2014.