

## Draft Planning and Zoning Commission Meeting Minutes of June 28, 2022:

**22-0016Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG18" - General Residence District to "PD" - Planned Development District, to Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located Approximately 950 Feet East of Hardin Boulevard and on the North Side of McKinney Ranch Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that given that the proposed request aligns with uses currently allowed on the subject property, introduces non-residential development needed for neighborhood services, and the request aligns with other multi-family developments in the City, Staff recommends approval of the proposed rezoning request. Ms. Sheffield offered to answer questions. Vice-Chairman Mantzey asked about the height of the proposed multi-family structures. Ms. Sheffield stated that the applicant was proposed that within 100' of the northern property line to allow for two-story multi-family development, which is currently allowed on the subject property. She stated that after the 100' threshold the applicant is requesting to increase the multi-family building height to three-story, which would be inline with the existing storage facility located to the west of the subject property. Vice-Chairman Mantzey asked if balconies would not be oriented towards the adjacent residential properties. Ms. Sheffield stated that was correct. Commission Member Woodruff asked about the proposed screening on the south side of the property. Ms. Sheffield stated that along McKinney Ranch Parkway the applicant is requesting to provide a living screen for any parking that is visible from the public right-of-way. She stated that the multi-family portion is required to be 3' at the time of planting and the non-residential area is required to be 2' at the time of planting. Mr. Bill Dahlstrom, 2323 Ross Avenue, Dallas, TX, explained the

proposed rezoning request. Mr. Zach Johnston, 7301 N. Stated Highway 161, Irving, TX, explained the request and gave a brief history. He stated that they had met with the Eldorado Point property owners to discuss the proposed plans for the property. Mr. Johnston stated that Fairfield will development, be the general contractor, and manage the property. He offered to answer questions. Commission Member Woodruff asked for clarification on where the two-story units were proposed. Mr. Johnston stated that they were proposing to build approximately 20 two-story townhomes along the northern property line. He stated that they would have frontloaded parking and there would not be balconies on the second story of these units. Commission Member Woodruff expressed some parking concerns. Mr. Johnston stated that they proposed to have two car garages per townhome, covered carports, and garage parking. Commission Member Woodruff asked about the proposed commercial. Mr. Johnston felt that it would have local tenants. He stated that they want it to be amenities for the residents. Chairman Cox asked if the current zoning allows for 298 dwelling units. He asked how many additional dwelling units the applicant was proposing with this request. Mr. Johnston stated that they were proposing 311 dwelling units. Chairman Cox asked for clarification on where the three-story buildings were proposed on the subject property. Mr. Johnston stated that the only area where the two-story buildings were proposed was on the northern border of the property. Chairman Cox asked for clarification on whether balconies were allowed on the two-story buildings. Mr. Johnston stated that they were proposing to restrict the balconies or patios on the second level of the townhomes. He stated that the three-story building would have balconies. Mr. Johnston discussed the proposed buffers. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Member Woodruff asked if the Commission could strike the required 5,000 sq. ft. of retail/commercial on the proposed rezoning request. He also asked how we could protect them in case they want to come back in the future to convert this to another

use. Commission Member Woodruff stated that this area does not get a lot of traffic. Ms. Sheffield explained that the Commission could recommend that requirement be stricken from the ordinance, and it would be carried on to the City Council meeting for their consideration and approval. She stated that Staff feels that some amount of commercial uses at this site would provide services to the proposed and nearby residents and align with the Comprehensive Plan. Ms. Sheffield stated that it would also preserve the hard corner at Hardin Boulevard and McKinney Ranch Parkway. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained two motion options to the Commission. She felt that 5,000 sq. ft. was not too much commercial at this location. Commission Member Wattley expressed concerns about people from the football stadium parking on the subject property. Ms. Arnold stated that the private property owner could post parking enforcement signs and have vehicles towed from their property. On a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to recommend approval of the rezoning request as recommended by Staff with the caveat that City Council look at removing the 5,000 sq. ft. commercial requirement, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the July 19, 2022 City Council meeting.