

**11-060Z**

Chairman Clark called for a Public Hearing to Consider/Discuss/Act on the Request by Ronald Lustig, for Approval of a Request to Rezone Approximately 0.28 Acres from "RS 60" - Single Family Residence District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Barnes Street and Griffin Street. Ms. Abra Nusser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to reduce the minimum lot width by two feet, reduce the front-yard setback required off of Griffin Street by ten feet, and increase the maximum density to 7.07 per acre. Ms. Nusser stated that the applicant wishes to subdivide the property into two lots. She stated that Staff recommends denial of the proposed rezoning request due to the fact that the current lot is buildable in its current state without the need for a rezoning request and due to nonconformance to the City of McKinney's Comprehensive Plan. Mr. Barry Barnes, The Bungalow Company, 504 W. Wood, McKinney, TX, explained the rezoning request. He stated that their company does infill in McKinney's History District. Mr. Barnes stated that the density being requested is typical for the Historic District. He stated that their products are typically in the \$200,000 or less range. Mr. Barnes stated that they would need to subdivide the lot to build two residential properties to stay within this price range. He discussed trying to save the trees on the property. Chairman Clark asked Ms. Nusser to describe the differences in what is allowed by ordinance and what the applicant is requesting. Ms. Nusser stated that the front-yard setback off of Griffin Street is currently required to be 25 feet per "RS-60" - Single Family Residence District and the applicant is proposing a 15-foot setback. She stated that the property has a required minimum lot width of 50 feet and they are proposing 48.02 feet on the east side and 49.5 feet on the west side. Ms. Nusser stated that the "RS-60" - Single Family Residence District requires a maximum

density of 7.00 dwelling units per acre. She stated that with two residential structures on the property, they would have a density of 7.07 dwelling units per acre. Chairman Clark asked about the proposed setbacks and why Staff was uncomfortable with the setbacks. Ms. Nusser stated that the applicant could build one residential structure on the property and it could comply with all requirements without a rezoning request. Chairperson Clark opened the Public Hearing and called for comments. The following three citizens spoke in opposition of the proposed rezoning request. These citizens had concerns about changing the historic character of the neighborhood, reducing the large lots in the neighborhood, tree removal, street addressing, increased traffic, and what precedent the rezoning request would set by subdividing larger lots into smaller lots within McKinney's Historic District:

- Ms. Marie Driskill, 1007 Cole Street, McKinney, TX
- Mr. A. M. Scott, 1201 Howell Street, McKinney, TX
- Mr. James Long, 608 Parker Street, McKinney, TX

Mr. Barry Barnes stated that they try to save trees on their properties. Ms. Abra Nusser stated that the applicant is planning to remove one diseased tree and is not proposing to include any tree-related provisions in the proposed planned development district. The Commission unanimously approved the motion by Vice-Chairman Tate, seconded by Commissioner Ray Eckenrode, to recommend denial of the proposed rezoning request. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for action on June 21, 2011.