

Planning and Zoning Commission Meeting Minutes of May 14, 2019:

18-0142Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Allow for Single Family Residential, Multi-Family Residential and Commercial Uses, Located at the Northwest Corner of Collin McKinney Parkway and Alma Road. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that prior to tonight's meeting, Staff distributed approximately 50 letters of opposition to the Commission regarding this rezoning request. She explained the proposed rezoning request. Ms. Pickett stated that the applicant is requesting to rezone in order to modify the allowed uses and development standards on the subject property. She stated that currently the property has three zonings which allow for multi-family residential, mixed-use (residential uses above commercial uses), and commercial uses. Ms. Pickett stated that the height ranged from two to twelve stories across the properties. She stated that the allowed residential density ranged from 6 ½ dwelling units per acre on a mixed-use portion to 80 dwelling units per acre on the multi-family portion along Alma Road. Ms. Pickett stated that a large portion of the property currently has layouts tied down. She stated that the proposed layouts show multi-family, hotels, and mixed-use buildings. Ms. Pickett stated that the buildings along Alma Road include multi-story, mixed-use, or multi-family. She stated that at the corner the current zoning calls for a hotel. Ms. Pickett stated that currently along Collin McKinney Parkway the zoning shows multi-family in the rear with an exhibit tied down that includes the elevations. She stated that the request eliminates

the current layouts and establishes standards in line with the development standards for today. Ms. Pickett stated that the proposed "PD" – Planned Development District establishes an urban single family detached district that includes architectural enhancements to provide a unique aspect for the development. Ms. Pickett stated that multi-family is being scaled back to the two areas on the subject property and limited the height to a maximum of four stories. She stated that these building will be clad in 85% stone to complement the Craig Ranch aesthetic. Lastly, Ms. Pickett stated that the commercial piece will follow the "C1" – Neighborhood Commercial District standards and provide retail and service uses for the property. She stated that the proposed "PD" – Planned Development District has also placed a strong emphasis on creating usable urban open space and that it will be at least 10% of the commercial lot and feature elements to incorporate pedestrian activity. She stated that overall the proposed rezoning request is in line with the Urban Living placetype outlined for the area, while integrating the uses and development standards that will help it better blend with the existing neighborhoods. Ms. Pickett stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Haeckler asked what the City's process is for closing a road. Mr. Matt Richardson, Development Engineering Manager for the City of McKinney, stated that there is a separate application process to close a street and abandon right-of-way. He stated that these are reviewed by the City's Engineering Department and then forwarded to City Council with a recommendation of approval or denial. Mr. Richardson stated that Staff has not received an application to abandon the right-of-way for this project. Ms. Pickett stated that a layout has not been tied down for the subject property with this request. She stated that they have only set out blocks where these uses could

be developed. Ms. Pickett stated that City Staff feels that close of Esplanade Way would be feasible. She stated that City Council would still need to approve it. Ms. Pickett stated that if City Council did not approve the closing of Esplanade Way that it could still be possible for the proposed development to work. Commission Member Haeckler wanted to clarify that this request is strictly for the rezoning of the property and does not have anything to do with the closing of a road. Mr. Casey Gregory, Sanchez & Associates, 2000 N. McDonald Street, McKinney, TX, explained the proposed rezoning request. He stated that they were not requesting a more intense zoning district. Mr. Gregory stated that the existing zoning allows multi-family uses on pretty much all of the subject property. He stated that the apartment complexes could be five stories on most of the property and eight to twelve stories on the rest of the property under the existing zoning. Mr. Gregory stated that this request is for multi-family on eight acres and limits the height to four stories. He stated that the rest would be commercial and single family residential uses. Mr. Gregory offered to answer questions. Vice-Chairman Mantzey asked Mr. Gregory if they reached out to the surrounding property owners to discuss their plans. Mr. Gregory stated that their intent was to match the single family characteristics to the south. He stated that they have spoken to several of the adjacent property owners in the past week or so. Mr. Gregory stated that they are aware of some of their concerns and were eager to work with them to alleviate these concerns. Commission Member Kuykendall asked what conversations they had with the neighbors. Mr. Gregory stated that they mainly voiced their concerns. He stated that there seems to be a lot of confusion regarding what would be allowed under the existing zoning. Mr. Gregory stated that many neighbors thought the property was zoned for all townhomes or single family residential uses. He stated that was not the case

from the existing zoning. Commission Member Kuykendall asked if they had conversations with the neighbors or mostly heard feedback. Mr. Gregory stated that they have mostly heard feedback. Chairman Cox asked Staff what the applicant has the right to develop on the subject property by right under the current zoning. Ms. Pickett stated that they could build up a mix of uses along Alma Road up to twelve stories, which could be multi-family uses. She stated that they were also allowed to build a hotel. Ms. Pickett stated that they could build five-story multi-family with the layout tied down along Hewitt Drive. She stated that along Collin McKinney Parkway they could build mixed-use with the first floor being retail and the upper stories being multi-family residential. Ms. Pickett stated that the westernmost lot is the only lot included that does not have a layout already tied to it. She stated that it allows for commercial and residential uses; however, the residential cannot front onto Collin McKinney Parkway. Vice-Chairman Mantzey stated that some of Craig Ranch in the past has required that mixed-use development have retail uses on the first floor with residential uses allowed on the upper stories. He asked if the proposed multi-use development would also require retail on the first floor. Ms. Pickett stated that along Collin McKinney Parkway the first floor is required to be non-residential. She stated all floors could be residential along the other streets. Vice-Chairman Mantzey asked for clarification on what would change with this rezoning request. Ms. Pickett stated that they are dropping from five – twelve stories down to four stories. She stated that along the western half they are going from multi-family and mixed-use down to single-family residential uses. Ms. Pickett stated that the corner piece is two – five stories and could be retail, sit down restaurants, service uses, and at least 10% of that lot has to be usable open space. Vice-Chairman Mantzey asked how many units could fit into the middle section with the tied

down elevations. Ms. Pickett stated that she thought the Whole Life development could be 176 units. Commission Member Haeckler stated that with any of these layouts there would be minimum parking spaces and enhancements within the development that would be required. Ms. Pickett stated that was correct. She stated that the multi-family would still be required to meet the parking requirements and they have tied down that 75% of the parking would be enclosed, so they will likely have some sort of structured parking. Ms. Pickett stated that the standard is 50% enclosed parking. Chairman Cox opened the public hearing and called for comments. Mr. Dick Stevens, 5705 Dr. Ken Cooper Drive, McKinney, TX, stated that he did not know about this request until last Thursday. He stated that it was his understanding that the zoning signs were put up last Tuesday. Mr. Stevens stated that only left the surrounding property owners a week to discuss it and that was why there were a lot of misconceptions. He stated that they feel there are enough apartments in this area of McKinney. Mr. Stevens stated that they feel there are better uses of the subject property than apartments. He questioned if the City could rezone property zoned for commercial uses down to residential uses and still keep the property taxes high. Mr. Stevens stated that the two parcels facing Alma Road would be better served by low density commercial buildings. He stated that The Trails Community would prefer to have office development instead of apartments. Mr. Stevens questioned how City Council would feel over losing the valuable commercial zoning with high tax benefits to multi-family residential uses fronting high profile and high traffic on Alma Road. He stated that Alma Road has been one of the primary welcoming entrances into the city. Mr. Stevens questioned if the City forefathers would want more apartments greeting the city's families and visitors. He stated that the closing of Esplanade Way would cause serious traffic

congestions concerning egress and ingress of their neighborhood. Mr. Stevens stated that if the developer is allowed to close and incorporate Esplanade Way into their development it would limit the access to turn north out of their neighborhood. He stated that proposed multi-family and townhouse development surrounds their neighborhood on two sides. Mr. Stevens stated that the other two sides are cut off from good accessibility by The Cooper Fitness Center and Kenneth Cooper Park. He stated that Esplanade Way's closure also would exacerbate traffic issues created if a new Frisco elementary school opens at Alma Road and Kickapoo Drive. Mr. Stevens stated that Esplanade Way would run directly into the front door of the elementary school that they believe could be built in the future. He stated that more importantly the additional traffic created by the new Frisco elementary school combined with the closure of Esplanade Way would adversely affect the safety of their neighborhood's children. Mr. Stevens stated that less streets means more traffic on their remaining streets. He stated that because of urban street design in The Trails subdivision, parking is very limited in their neighborhood. Mr. Stevens stated that the additions of multi-family residences adjacent to their neighborhood would compound their neighborhood parking problems. He gave an example of Times Square's parking being complete full while some of the commercial spaces are vacant. Mr. Stevens stated that during school hours parking will be even worse. He stated that there are currently an excessively high number of existing apartments in the immediate area near The Trails Community and Craig Ranch. Mr. Stevens stated that there are two very large apartment complexes under construction at The Hub development and The Ballfields property. He stated that in addition there are existing undeveloped multi-family zoned tracts of land within blocks of their neighborhood that allow two additional four-story apartment

complexes which are adjacent to the existing Time Square apartments and Central Park apartments. Mr. Stevens stated that multi-family residential development has a history of increasing the crime rate in nearby communities. He stated that multi-family residential development will increase the number of students in the nearby schools which are already overcrowded. Mr. Stevens stated that multi-family residential development often lowers the property value of neighboring single family residences. He stated that their neighborhood park and gazebo are surrounded on two sides by the proposed development. Mr. Stevens stated that The Trails' homeowners own and care for this park. He stated that The Trails' homeowners pay out of pocket for the property taxes and maintenance of the park. Mr. Stevens stated that the dwellers of the proposed development would have unlimited use of their park. He stated that one would expect there could be significant degradation of the park by the people and pets living in this multi-family development. Mr. Stevens stated that there are most likely other unfavorable consequences for this type of development in their neighborhood that they or the City have not foreseen. He stated that there are way too many unknowns. Mr. Stevens stated that they none of the people who represent the applicant have reached out to the residents of The Trails Community or Spicewood neighborhoods. He requested that the request be tabled to allow the developer and the surrounding property owners more time to work out some of the issues. Mr. Roger Paskow, 5921 Dr. Kenneth Cooper Drive, McKinney, TX, concurred with Mr. Dick Stevens' comments. He stated that he was very concerned over how additional apartments and townhomes in their area will affect their property values, traffic, and the future Frisco school at Kickapoo Drive and Dr. Kenneth Cooper Drive. Mr. Paskow stated that he had seen a decline in property value over the past two years. He stated that they have a lot

of very narrow one-way streets. Mr. Paskow stated that he was concerned over the impact of the increased flow of traffic from the multi-family development driving through their neighborhood. He stated that Kickapoo Drive was a main egress for their subdivision to Alma Drive. Mr. Paskow questioned what the impact would be on the school from the increased population caused by the proposed multi-family development. Mr. Robert Hunter, 5904 The Esplanade, McKinney, TX, stated that his biggest concern was the proposed closing of Esplanade Drive. He stated that closing this street would make it much harder for them to get in and out of their neighborhood. Mr. Hunter stated that the developer did not reach out to them. He stated that it sounds like they can build apartments on the subject property one way or another. Mr. Hunter stated that it was his experience that visitors of multi-family complexes typically park in the streets and not in the provided parking spaces at the units. He stated that they do not have a lot of extra street parking spaces in the area. Mr. Hunter stated that if Esplanade Drive was not closed that it would allow them some additional parking spaces. He stated that he is opposed to the proposed request due to the proposed closure of Esplanade Drive. Mr. Terry Boles, 5900 Rutland Road, McKinney, TX, stated that the surrounding property owners attending the meeting were learning a lot of new things about the proposed development that they did not know beforehand. He stated that they had different perceptions on what the current zoning allowed on the subject property. Mr. Boles stated that it was difficult for them to draw opinions since learning this information. He stated that he felt the community was better suited to have some type of single-family housing. Mr. Boles stated that he concurred with the concerns over Esplanade Drive being closed and the park being used by the proposed multi-family development. He stated that he did not know about this request until Thursday.

Mr. Boles stated that he was not aware of anybody in The Trails that knew what was planned before the zoning signs were installed on the site. He stated that he was not aware of the developer speaking with any of the surrounding property owners. Mr. Boles requested that the request be tabled to allow the surrounding property owners time to discuss the proposed project and voice their concerns with the developer. Ms. Kathy Blank, 7605 Avondale Drive, McKinney, TX, stated that she sent an e-mail earlier today regarding the request. She stated that after hearing some additional information during the meeting, she has changed her position on the request somewhat. Ms. Blank stated that she moved to McKinney last year after living in Plano for 22 years. She stated that she loves living in McKinney and has the distinct honor of working for the McKinney Chamber of Commerce. Ms. Blank stated that she has learned more about the exciting planned development happening in our community and the bright future we have as an emerging city. She stated that she moved to Craig Ranch to enjoy a patio style neighborhood with walkable neighborhoods and various amenities. Ms. Blank stated that her house fronts the greenbelt next to Hewitt. She stated that she received one of the zoning notices in the mail. Ms. Blank stated that the current zoning is complex and the surrounding property owners do not really understand the uses currently allowed on the subject property and what changes are being proposed. She requested that the proposed request be tabled to allow the surrounding property owners to learn more about what is being proposed and accurately weight in on the project. Ms. Blank asked what type of impact closing Esplanade Drive would have on the scope of the project, traffic patterns, and parking. She also asked about how the proposed development would affect the school district. Mr. Brandon Peck, 6005 The Esplanade, McKinney, TX, stated that the public notices were sent on May 3rd and the zoning signs were posted

on May 7th. He felt that the proposed request was being pushed through quickly from the applicant's side. Mr. Peck questioned why the developer had not spoken with the surrounding property owners. He questioned the minimum building requirement from the proposed development to his residential property being approximately 48 feet. Mr. Peck asked if current and future traffic studies were completed regarding the closing of Esplanade Drive. He stated that visitor parking for multi-family development is usually the adjacent streets. Mr. Peck stated that the fire lanes would be inaccessible for overflow parking. He expressed concerns regarding increased crime in their neighborhood due to the proposed multi-family development. Mr. Peck requested that the proposed request be tabled. Mr. Richard Baikie, 7404 San Saba Drive, McKinney, TX, stated that he saw a man doing survey work on the subject property while he was walking his dog was the first time he knew something was planned for the subject property. He stated that the man asked if he was in trouble. Mr. Baikie stated that he told him no and then asked if the man was going to clean up the paint on the curbs. He stated that the man told him no, he was not cleaning up the paint on the curbs. Mr. Baikie questioned the accessibility of fire truck on Hewett Drive and Avondale Drive. He expressed concerns regarding closing Esplanade Drive and the Fire Department not being able to get to a house in the area in time to save it. Mr. Baikie stated that parking is a huge issue in their community. He expressed concerns regarding increased traffic. Mr. Baikie stated that what is being proposed might be better than what is currently allowed; however, he does not know that due to the developer not speaking with the surrounding property owners about what is planned. He stated that he would like to have seen a rendering of what is being proposed. Mr. Baikie stated that their houses were built with a certain exterior to tie them all together. He questioned if the proposed

development would have a similar facade to the match the surrounding area. Mr. Baikie expressed concerns about how the proposed development might affect their property values. Mr. John Aselton, 7705 Avondale Drive, McKinney, TX, explained that he has worked on other projects in Craig Ranch and had seen the overall master plan for the community. He stated that he saw the proposed zoning as an improvement, since it would reduce the density. Mr. Aselton stated that the proposed mixed-use zoning could bring in a lot of cool stuff. He stated that the contentious piece was the proposed multi-family development. Mr. Aselton asked what the parking structure would be like and if it would be a wrap style or a separate parking structure. He stated that he had faith that Mr. David Craig would make sure that this was something that would work for the surrounding property owners. Mr. Aselton reiterated that the proposed development was an improvement over what could currently be built on the subject property. He stated that the short notice period was a big deal for everyone. Mr. Aselton stated that if they could receive more clarity on what the multi-family stack would look like, parking, and an area for the dogs. He stated that he was okay with having townhomes across from his property. Mr. Aselton stated that all of the proposed multi-family in the area seemed too much to him. He stated that it was his understanding that Mr. Patel was a land speculator and not the developer. Mr. Aselton stated that the timeline was not immediate for all of the proposed development. Mr. Devarup Rastogi, 7417 Kickapoo Drive, McKinney, TX, expressed concerns about the closing of Esplanade Drive. He stated that Frisco Independent School District builds neighborhood schools. Mr. Rastogi thought the school district had owned the property near him for approximately 10 years and was waiting for the neighborhood to fill up prior to building a school there. He stated that looking at their website it appears that

approximately 500 – 760 students attend their schools. Mr. Rastogi questioned how that number of students would be able to get to this neighborhood school location using Alma Drive, Kickapoo Drive, Uplands Drive, and The Esplanade. He stated that Dr. Kenneth Cooper Drive does not really work, since it is a narrow one-way street and would be hard for residents to use. Mr. Rastogi questioned what will happen to the traffic if The Esplanade was closed. He stated that they can talk about widening Uplands Drive; however, that only goes from Collin McKinney Parkway up to Wessex Court. Mr. Rastogi stated that after that there would be proposed townhouses, residents, and a narrow street. He thought that the school entrance would be located on Kickapoo Drive, since he did not think that they would want to backup traffic onto Alma Drive. Mr. Rastogi had traffic concerns if there were up to 700 students being dropped off and picked up in the neighborhood. He questioned if the developer considered how getting rid of The Esplanade was going to impact the rest of the community. Mr. Rastogi requested that the proposed rezoning request be denied until the applicant explains how closing The Esplanade will impact the rest of the surrounding community. He questioned why the surrounding property owners were having to arguing against the request. Mr. Rastogi stated that the applicant should be the one arguing why it should happen. He questioned why the applicant wants to get rid of the street. Mr. Rastogi stated that he was upset over the whole process. He stated that what was really annoying was there is a 200-foot notice area that includes the park; however, he felt that this development would impact more than just this area. Mr. Rastogi stated that they pay \$400 to keep up the park. He stated that there would be issues regarding the park if the new residents of the proposed development get to use the park without paying to keep it up. Mr. Rastogi felt that would be unfair. Mr. Matthew Fosheim, 7309 Avondale Drive, McKinney,

TX, stated that he was a retired teacher and had worked for the McKinney Independent School District for nine years and Allen Independent School District for one year. He stated that he was about to attend law school. Mr. Fosheim stated that the Craig family had done a fantastic job of developing Craig Ranch. He stated that the plans were antiquated at best. Mr. Fosheim briefly discussed that development had been scaled back and gave an example of some of the issues with Times Square. He stated that he lived in the community for over ten years and that he used to own Texas Ford Aquatics. Mr. Fosheim discussed how the residents of The Trails and Spicewood had made their neighborhoods thrive. He stated that the proposed development is less than what it could be, which is great. Mr. Fosheim stated that HUB 121 will take many years; however, should be successful. He stated that what is currently allowed on the subject property would not work. Mr. Fosheim felt that Mr. Craig and Mr. Patel would make good money with single family homes or at least smaller townhomes on the subject property. He stated that he lives across the street for the subject property and that nobody talked him regarding what was planned for the development. He requested that the request be tabled to look at what it was supposed to be, what it could be, and what it really should be. Ms. Cathy Williamson, 7117 Collin McKinney Parkway, McKinney, TX, stated that she concurred with all of the previous comments of opposition for this request. She stated that her biggest concern was that there was no communication regarding the proposed development. Ms. Williamson asked what is proposed to be built across from her property. She stated that she had been previously told that houses similar to the ones in her neighborhood would be built there and be like a continuation of their neighborhood. Ms. Williamson stated that it is difficult to live on Collin McKinney Parkway due to speeding traffic and automotive wrecks.

She stated that she could not imagine what having a multi-family development would do to the traffic there and was very concerned about increased traffic. Ms. Williamson stated that getting to Alma Road from her property was already difficult. She felt that closing a street would make it worse. Ms. Williamson requested that the request be tabled to give the surrounding property owners a chance to discuss and give input on the proposed development with the developers. She stated that she had not been there even a year and had seen the property value go down. Ms. Williamson reiterated that she has concerns regarding increased traffic and a decrease in property values. Ms. Patricia (Pat) Rawling, 7413 Collin McKinney Parkway, McKinney, TX, stated that she concurred with previous comments regarding Spicewood, what brought them to this area, and what they like about the neighborhood. She asked if the rezoning request would go before City Council for consideration. Chairman Cox stated that the request goes before the Planning and Zoning Commission for a recommendation and then on to City Council for final action. Ms. Rawling asked if City Council approves the rezoning request per the applicant's request, how soon they would start construction. She stated that she finds it interesting that the subject property was not developed during the same time that Darling Homes, David Weekly, and Normandy Homes were developing the surrounding residential developments. Ms. Rawling stated that would have influenced a lot of people's decisions on where to live. She stated that she lives in the Spicewood community and there was a lot that appealed to her about the neighborhood when she purchased the property two years ago. Ms. Rawling stated that if she knew that there would be a hotel and apartments nearby that would have changed her mind about purchasing the property. She questioned if there was influence by Darling Homes, David Weekly, and Normandy Homes to delay the

building of the hotel, commercial properties, and apartment buildings, so that they could sell their single family houses. Ms. Williamson stated that she would like to have the opportunity to express concerns with what is being proposed on the subject property. Mr. Eric L. Renninger, 7413 Kickapoo Drive, McKinney, TX, stated that he shared a lot of the same sentiments as his neighbors. He expressed concerns regarding a short notice and zero contact from the applicant. Mr. Renninger requested that the request be tabled to allow them additional time to talk with the developer. He stated that most of them have a considerable amount of their money tied up in their houses and they want to protect their property values. Mr. Renninger stated that one of his biggest concerns was the closure of the street. He had concerns with eliminating of egress or ingress out of this neighborhood, especially when increasing traffic volume with the proposed development. Mr. Renninger stated that possibly having 500 – 700 students during the week twice a day at the Frisco school property would impact his neighborhood. He stated that Kickapoo Drive was already a busy and there is no parking along that street. Mr. Renninger questioned what the fire and emergency response times would be when Kickapoo Drive could be blocked by traffic to a potential school in the area and limited access into and out of the neighborhood. He requested that the request be tabled to give them time to have discussions with the developer regarding closing of The Esplanade. Ms. Donna Pace, 6213 Exeter Avenue, McKinney, TX, stated that she lives in the lovely community of Spicewood with zero lot line houses ranging from \$400,000 and up. She stated that she moved from Plano and loved what she thought the Craig Ranch community was perceived to be. Ms. Pace expressed concerns over the short notice that they received. She stated that the community was not able to get together to compile a response. Ms. Pace stated that their community was

already surrounded by apartment complexes and that there are more planned in the area. She stated that was not the expectations were when they moved to the community. Ms. Pace stated that it was her understanding when she moved in that townhomes or single family homes would be built. She stated that she was not aware of an apartment complex could be built in this area. Ms. Pace felt that the property values would be reduced if another apartment complex was built there. Ms. Cynthia Anselmo, 6308 Exeter Avenue, McKinney, TX, stated that she concurred with the previous comments. She stated that she loved Craig Ranch, the patio homes, and purchased a larger lot for more money. Ms. Anselmo stated that having a lot of apartments around would lower the property value. She stated that her builder told here that similar houses would be built in the area and just one apartment complex. Ms. Anselmo stated that if she knew that was not the case then she would have rethought her plan to purchase the property. She expressed concerns about not knowing about the proposed development until recently. Ms. Anselmo stated that she opposes the request and hopes the Commission would recommend denial of the request. Mr. Devin McCoy, 5801 Dr. Kenneth Cooper Drive, McKinney, TX, stated that he was told about this meeting last night and was alarmed. He stated that he wrote a letter of opposition that echoes some of the comments mentioned during the meeting. Mr. McCoy stated that Ms. Pickett sent him a list of the current allowable uses for the property compared to what is being requested. He stated that they were requesting a lower density development. Mr. McCoy stated that he became calm after reviewing this information. He stated that it seems to be a good deal. Mr. McCoy stated that the applicant is proposing less density for the proposed apartments than what is currently allowed. He stated that he sees this as an opportunity. Mr. McCoy stated that he would like to be part of the process. He

expressed the important of sharing information. Mr. McCoy stated that he was as concerned as anybody else present about his investment in his property. He stated that he now feels that the proposed development is a good deal. Mr. Dan Wicker, 6017 Grand Ranch Parkway, McKinney, TX, stated that what attracted them to his neighborhood original was that it was not a typical neighborhood and there was going to be other development. He stated that he was more concerned about the proposed multi-family development. Mr. Wicker briefly discussed other multi-family developments in the area and calculated that there were going to be almost 5,300 apartment units surrounding his neighborhood. He stated that seems like overkill to him and was not what he expected when he purchased his property. Mr. Wicker stated that they did a lot of research and spoke with Craig Ranch a lot prior to purchasing the property. He stated that was not what they were told would be developed in this area. Ms. Kelly Miller, 7029 Collin McKinney Parkway, McKinney, TX, stated that they were under the same understanding that townhomes would be built on the property. She stated that the zoning is somewhat antiquated and they could not build what it is currently zoned in the current market. Ms. Miller stated that she has been in the apartment business for 30 years. She stated that she did not feel that it made sense to build more apartment at this location. Ms. Miller stated that she appreciates the scaled back nature of what is being proposed. She reiterated that she did not believe that the developer could build what is currently allowed on the property now. Ms. Miller questioned if it should be scaled back even more. She stated that when they purchased the property they thought there would be similar houses built across the street. Ms. Miller stated that approximately 4,000 apartments were being built clustered around their neighborhood. She stated that it was very obvious that part is being overbuilt. Ms. Miller requested that the request be tabled until

more input could be given. The following six residents turned in speaker cards in opposition; however, did not wish to speak during the meeting: Ms. Tammy Dillon, 7308 San Saba Drive, McKinney, TX, wrote that too many apartment already exist – please no more apartments; Ms. Lita Hodges, 7605 Kickapoo Drive, McKinney, TX; Mr. Rick Hodges, 7605 Kickapoo Drive, McKinney, TX; Youwon Kahng, 7201 Avondale Drive, McKinney, TX; Mr. Quang Nguyen, 5805 The Esplanade, McKinney, TX; and Ms. Lori Stevens, 5705 Dr. Kenneth Cooper Drive, McKinney, TX. The following residents left speaker cards on the table in opposition and they did not speak during the meeting: Mr. Lan N. Ha, 5909 Dr. Kenneth Cooper Drive, McKinney, TX; Mr. Syung Hong, 5709 Dr. Kenneth Cooper Drive, McKinney, TX; Ms. Kena Earhart McKee, 5913 Dr. Kenneth Cooper Drive, McKinney, TX; Ms. Kathy Nguyen, 5909 Dr. Kenneth Cooper Drive, McKinney, TX; Mr. Byoung Kyu Shin, 5909 Dr. Kenneth Cooper Drive, McKinney, TX; and Mr. Ji Young Shin, 5709 Dr. Kenneth Cooper Drive, McKinney, TX. Chairman Cox called for additional comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Kuykendall asked how many units could currently be built as opposed to what is being proposed. Ms. Pickett stated that it is hard to calculate, since they were discussing density. She stated that the blue area allowed up to 80 dwelling units per acre. Ms. Pickett stated that the orange area is a minimum of 25 units per acre and what they are carrying over to the proposed rezoning. She stated that there is also a height limit to consider, which will limit the number of units. Ms. Pickett stated that there are parking requirements to consider. She stated that the applicant is proposing to scale back the entire property where multi-family could be built to approximately eight

acres with a minimum density of 25 units per acre. Ms. Pickett stated that would be a minimum of approximately 200 units. She stated that parking and the four-story height limit will control how much can develop. Commission Member Kuykendall asked if the proposed zoning was potentially less dense than what could currently be built on the property. Ms. Pickett said yes. Vice-Chairman Mantzey asked if the lighter orange area is the Whole Life with elevations and requirements for balconies. Ms. Pickett stated that was correct. Vice-Chairman Mantzey asked how many units were proposed for Whole Life. Ms. Pickett stated that they were moving forward with a site plan and showed 176 units. Vice-Chairman Mantzey wanted to clarify that the blue area was 80 units per acre. Ms. Pickett stated that was correct. Commission Member Haeckler asked Staff to discuss the notification process. Ms. Pickett stated that this submittal was made in November 2018 and that Staff had been working with the applicant for approximately six months. She stated that Staff did a ten-day property owner notice as required by the City's ordinance once they were at a point where there were no further Staff comments. Ms. Pickett stated that signs were posted on the property seven days prior to the Planning and Zoning Commission meeting. She stated that Staff verified that the signs were posted on the property last Tuesday. Vice-Chairman Mantzey stated that there were a lot of concerns mentioned during the meeting by surrounding property owners that asked for more time to evaluate the request so that they may have less objection and a better understanding of what is being proposed. Mr. Patel agreed. Vice-Chairman Mantzey asked if Mr. Patel's applicant already owns the property and that there was no contract pending that is pushing the timeline. Mr. Patel stated that his applicant does own the property. Vice-Chairman Mantzey asked if they would be willing to table the request. Mr. Patel said yes. Commission Member

Kuykendall stated that one of the big concerns mentioned was the traffic coming through the neighborhood and safety vehicles being able to make it through if there was a street closure. She asked Staff to discuss the process of what takes place when a development goes in. Ms. Pickett stated that as development comes in it is evaluated on its own. She stated that there had been a lot of talk about an elementary school. Ms. Pickett stated that it is her understanding that Frisco Independent School District owns the property; however, they have not submitted plans to build a school there at this time. She stated that the City's Engineering, Planning, and the Fire Departments have not seen anything to review from them or met with them to discuss building a school at this location. Ms. Pickett stated that Staff would need to review plans to make sure that it works with what is already on the ground before that can happen. Mr. Matt Richardson, Development Engineering Manager for the City of McKinney, stated that the City's standard requirement for a street bordering a school in any neighborhood in McKinney is to have a minimum of 36-foot wide street. He stated that Kickapoo Drive matches that width now. Mr. Richardson stated that the standard residential street width anywhere else in McKinney is a 26-foot wide street. He stated that includes 8 feet for parking on both sides and 10 feet in the middle for traffic to get past. Mr. Richardson stated that does mean that something vehicles would be required to pull to the side to allow another vehicle to pass. He stated that the streets going through The Trails are 20 feet wide with a separate parking area. Mr. Richardson stated that those streets are wider than the standard residential streets in McKinney right now, since they have the parking lane separated from the actual driving lanes. He stated that Staff has not seen a detailed site plan, received an official application to close the street, or done a detailed study on it yet. Mr. Richardson stated that on such a small scale such

as this that he was not sure how effective a traffic modeling would be to determine what the impacts would be. He stated that traffic models work best on a large macro scale. Mr. Richardson stated that some residents might have to drive a little further around the area if the street is closed. He stated that based on the overall number of units serving this and that the Craig Ranch community has a much denser street network than almost any other neighborhood in McKinney, and that lends to a lot more options than most other neighborhoods. Mr. Richardson stated that typically in a standard neighborhood with approximately 1,000 feet of frontage along Alma Road, the neighborhood would have one access point on Alma Road. He stated that this neighborhood has four options, two are left and right turns and two are right turns. Mr. Richardson stated that based upon the denser network in Craig Ranch that provides some options that other neighborhoods might not have. Commission Member Haeckler wanted to clarify that the street closure was not being considered with this request. He asked if they could apply for the street closure with the Engineering Department and it would never appear before the Planning and Zoning Commission for consideration. Ms. Pickett stated that was correct. Mr. Richardson stated that a street closure request would go directly to City Council for consideration. Commission Member Haeckler if public comment would be allowed during the City Council meeting on a street closure request. Mr. Richardson said yes, there would be a public hearing before City Council. He stated that a property owners notice sent out within 200 feet of the closure. Mr. Richardson stated that there is not a sign requirement for a street closure. Commission Member Haeckler asked if this was part of the Craig Ranch development; however, not part of the homeowners association (HOA). He asked if there was a variance request for screening the adjacent neighborhood.

Ms. Pickett stated that since there is a street separating the developments there would not be any screening required. Vice-Chairman Mantzey asked Mr. Gregory if he was still okay with tabling the request and talking with the surrounding property owners. Mr. Gregory said yes, he would be fine with tabling the request. He made some clarifications to where certain development was being proposed on the property. Mr. Gregory stated that the street abandonment is a separate process and would not be done with the rezoning request. He stated that there is not a specific site plan tied to this request. Vice-Chairman Mantzey stated that he appreciate the applicant being willing to go back to discuss all of the plans with the surrounding property owners. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to table the proposed rezoning request indefinitely, with a vote of 7-0-0. Ms. Pickett stated that Staff would renote prior to the next meeting.