

Planning and Zoning Commission Meeting Minutes of December 10, 2013:

13-245Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of VCIM Partners, L.P., Tournament Players Club at Craig Ranch, L.P., and McKinney Seven 185, L.P., for Approval of a Request to Rezone Fewer than 143 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located Approximately 200 Feet South of Collin McKinney Parkway and Approximately 230 Feet East of Custer Road

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with Appendix B-2 (Regional Employment Center – Overlay Urban Design Standards) of the Zoning Ordinance.

Commission Member Thompson asked if this was the same setback issue as seen previously for this district. Ms. Gleinser said yes.

Mr. Bob Roeder; Abernathy, Roeder, Boyd and Joplin, P.C.; 1700 Redbud # 300; McKinney, TX; discussed the rezoning request. He felt that the new urban lifestyle had run its course in McKinney. Mr. Roeder stated that the current market prefers a large backyard instead of a front porch. He stated that they would like to include some cul-de-sacs in the development.

Chairman Franklin asked how many multi-family units were proposed for this development. Mr. Roeder stated that they could build up to 40-units per acre on Tract 1; however, they might build closer to 22 to 24-units per acre. He stated

that there was a good chance that some of the multi-family units would be townhomes, which was an allowed use on the property.

Commission Member Gilmore asked Mr. Roeder if he was okay with Staff's recommendations listed in the staff report. Mr. Roeder stated that he was not okay with the recommendation of denial; however, he was okay with the alternative recommendations if the request was approved as listed in the staff report.

Commission Member Kochalka asked about the proposed trail exhibit attachment included in the staff report. Mr. Roeder stated that the trail system was not a part of the "PD" – Planned Development District. He stated that the trail system was the initial attempt to add value to satisfy the "PD" – Planned Development District requirement for a unique feature that added value to the development; however, they ended up increasing the open space to satisfy the requirement. Mr. Roeder stated that they are still looking into adding a trail system along future Craig Ranch Parkway.

Commission Member Osuna asked about the challenges of the front porch requirement within the "REC" – Regional Employment Center Overlay District. Mr. Roeder stated that every house in this district was required to have a front porch. He felt that the current market preferred saving the expense of the front porch and using the money elsewhere in the residence that would be more useful. Mr. Roeder stated that he had seen a lot of front porches used for storage, which was not what was initially intended in a new urban lifestyle development.

Chairman Franklin felt that there could be some security issues for children playing on the front porch and/or front yard instead of a fenced in backyard.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Thompson, seconded by Commission Member Kochalka, the Commission voted unanimously to close the public hearing and recommend approval of the proposed rezoning request as requested by the applicant, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 7, 2014.