

Draft Planning and Zoning Commission Meeting Minutes of February 14, 2023:

22-0145Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Located on the Northeast Corner of Carlisle Street and Virginia Parkway

Mr. Jake Bennett, Planner I for the City of McKinney, explained the proposed rezoning request and the zoning history of the property. He stated that Staff was unable to offer a favorable recommendation for the request due to the proposed density. Mr. Bennett offered to answer questions. Vice-Chairman Mantzey and Mr. Bennett discussed the history of the previous rezoning request for this site at a City Council meeting held almost a year ago. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed rezoning request and history of the property. He offered to answer questions. Commission Member Buettner asked about the view from the surrounding properties if the height of the proposed project was increased to 55'. Mr. Roeder stated that the property was surrounded by churches and an apartment development that was approximately 40 years old. He stated that they had not received any comments from the surrounding properties that the increase height would create an adverse impact. Mr. Roeder stated that they had completed a traffic study. He stated that it showed that increasing the number of units to 172 would increase traffic by 19 vehicles during morning peak hours and increase traffic by 22 vehicles during night peak hours. Commission Member Woodruff asked about the dollar range for the type of employees that would live at the proposed development. Mr. Tom Huth, Palladium USA, 13455 Noel Road, Dallas, TX, discussed the rent structure with 60% of the area median income (AMI) for the proposed development. He stated that they were only asking for a small increase in density. Commission Member Lebo asked to see a rendering of the project. Mr. Roeder shared

a copy and stated that the Commission's decision should not be based upon it. He stated that you would never expect it to be a workforce housing project. Vice-Chairman Mantzey asked about the setbacks for the project along Virginia Street. Mr. Roeder stated that the requirement was 20' however, they proposed setbacks over 50'. Commission Member Woodruff asked about the relationship with the McKinney Housing Authority and this project. Mr. Roeder stated that a memorandum of understanding with the McKinney Housing Finance Corporation was currently being negotiated. He described how it typically structure on similar projects. Commission Member Lebo asked about the proposed fencing. Mr. Roeder stated that the last Development Regulations states that a 6' tall masonry fence would be installed along rear and side property lines. Chairman Cox opened the public hearing and called for comments. Ms. Hilda Farr, 1409 Sanctuary Lane, McKinney, TX, asked about the distance of the proposed structures from the Grace Fellowship of McKinney church to the north of the project. She preferred a three-story development instead of four-stories. Ms. Farr stated that it would tower over their church. Mr. David Craig, Craig International, 6850 TPC Drive, McKinney, TX, stated that this project would make a difference in our community. He talked about the importance of affordable housing and the quality of the proposed product. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission voted to close the public hearing, with a vote of 7-0-0. Mr. Roeder stated that the closes building would be approximately 85' from the property line. He stated that there would be a 10' landscape buffer, a row of parking, fire lane, row of parking, sidewalks, et cetera before the buildings start. Commission Member Wattley asked about the entrances to the property. Mr. Roeder stated that there would be two entrances. He stated that the main entrance would be off Carlisle Street and the secondary entrance would be off Virginia Parkway. Vice-Chairman Mantzey discussed the project request and how a similar request was heard about a year ago by City Council. He stated that it is a needed product. Vice-Chairman Mantzey preferred three-stories over four-stories. He stated that the traffic study didn't show much difference with the increase in density. Vice-Chairman Mantzey stated that

there were not a lot of options to build workforce housing in areas not located next to residential developments. He was in support of the proposed request with City Council making the final decision. Commission Member Woodruff concurred with Vice-Chairman Mantzey's comments. He talked about how hard it was to develop affordable housing. Commission Member Woodruff was in favor of the request to increase the density. Commission Member Wattley saw a need for the affordable housing. He has concerns about the proposed density and height of the project and the increase in traffic along Virginia Parkway. Chairman Cox discussed the need for affordable housing. He stated that this is an excellent location for it. Chairman Cox was in support of the proposed request. Commission Member Buettner did not feel that the height differences at this location were relevant. He was in support of the proposed request. On a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the Commission voted to recommend approval per the applicant's request with the special ordinance provisions listed in the Staff Report, with a vote of 6-1-0. Commission Member Wattley voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the March 7, 2023 meeting.