

Draft Planning and Zoning Commission Meeting Minutes of August 22, 2023:

23-0039Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RED-1" - Residential Estate District to "R6" - Residential District and "R43" - Residential Estate District, Located at 105 South West Park Drive.

Caitlyn Strickland, Planning Manager for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommends approval of the updated request. Caitlyn Strickland answered the Commission Members questions. Elias Rodriquez, 7610 N. Stemmons Freeway, Dallas, TX, and Sam Khazem, 105 W. Park Drive, McKinney, TX, explained the proposed rezoning request. Sam Khazem stated that he met with the surrounding property owners to discuss the project and their concerns. Elias Rodriquez stated that they tried to come up with some compatible uses for the surrounding neighborhood. He gave a presentation on the proposed project. They answered the Commission Members questions. Chairman Cox opened the public hearing and called for comments. The following nine residents spoke in opposition to the request. They expressed concerns regarding increased traffic, accidents on the curve, parking concerns on West Park Drive, proposed development being inconsistent with the surrounding properties, located at the entrance to an established high-quality neighborhood, and devaluing surrounding properties.

1. Jillian Culbreth, 103 Westwood Circle, McKinney, TX
2. Larry Offerdahl, 2411 Peachtree Lane, McKinney, TX
3. Johnny Airhart, 107 Peachtree Lane, McKinney, TX
4. Gayle Ledbetter, 211 West Park Drive, McKinney, TX
5. Bill Smith, 106 West Park Drive South, McKinney, TX
6. Louise Holubar, 103 Peachtree Lane, McKinney, TX

7. Carol Self, 104 Peachtree Lane, McKinney, TX
8. Annette Caffery, 202 West Park Drive South, McKinney, TX
9. Isabela Lacayo, 200 West Park Drive South, McKinney, TX

The following ten residents filled out a speaker card in opposition to the request; however, did not wish to speak during the meeting.

1. Cinda Lynn, 101 Peachtree Lane, McKinney, TX
2. Kent Caffery, 202 West Park Drive South, McKinney, TX
3. Jennifer Leffingwell, 201 West Park Drive South, McKinney, TX
4. Thomas Edwards, 102 Peachtree Lane, McKinney, TX
5. Judith and Ivan Hinderer, 102 Westwood Circle, McKinney, TX
6. Marie Pierson, 2407 Peachtree Lane, McKinney, TX
7. Mary Ann Dowell, 106 Westwood Circle, McKinney, TX
8. Denise Benedict, 219 West Park Drive South, McKinney, TX
9. Carol Kemp, 105 Westwood Circle, McKinney, TX

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 7-0-0. Elias Rodriquez and Sam Khazem answered the Commission's questions. Vice-Chairman Mantzey stated that the subject property was on the border of the subdivision with commercial development to the north and townhomes next to it. He did not feel that the proposed development of the two homes would take away from the value of the surrounding properties. Vice-Chairman Mantzey felt that the entrance to the neighborhood started at the curve where the current home sits on the property. He stated that the City would need to address the issues with the curve. Vice-Chairman Mantzey was in support of the proposed rezoning request. Commission Member Lebo felt the applicant was proposing too much on an unusual, shaped property at the entrance to the neighborhood. Commission Member Taylor concurred. Commission Member Woodruff concurred with 99% of Vice-Chairman Mantzey's comments. He stated that there were duplexes

coming off Virginia Parkway that were not affecting any property values today. Commission Member Woodruff stated that he would prefer to see only one single-family home instead of the proposed two homes if the subject property was subdivided. He felt that something needs to be on the lot to buffer some of the commercial adjacent to Virginia Parkway. Vice-Chairman Mantzey concurred with Commission Member Woodruff's comments. He stated that he would prefer to see the property rezoned to "R12" – Residential District instead of "R6" – Residential District. Caitlyn Strickland stated that to change the zoning the applicant would need to submit a new rezoning request, which requires noticing, and would need to come before the Commission for a recommendation prior to going to City Council for approval. Commission Member Woodruff asked how many homes could be building if the current home was torn down under the current zoning. Caitlyn Strickland stated that they would only be allowed to build one house on the lot, since it is less than two acres under the current zoning. Chairman Cox stated that adding two driveways off that curve would only add to the safety concerns there. Commission Member Wattley stated that he would prefer to only see two homes on the property. He stated that it would be a buffer for the existing neighborhood. Commission Member Wattley stated that an apartment complex was recently approved down the street from this property. He was in favor of the request per Staff's recommendations. On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, the Commission voted to recommend denial of the request, with a vote of 5-2-0. Vice-Chairman Mantzey and 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 September 19, 2023 meeting.