

**Draft Planning and Zoning Commission Meeting Minutes of September 26, 2023:**

**23-0054Z2** 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, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway.

Araceli Botello, Planner I for the City of McKinney, explained the proposed rezoning request and Staff's concerns. She stated that Staff recommends denial of the rezoning request due to a lack of conformance with the Comprehensive Plan and concerns regarding the proposed development standards for multifamily residential uses. Bill Dahlstrom, 2323 Ross Avenue, Dallas, TX, explained the proposed rezoning request and responded to Staff's concerns. He felt this was a reasonable and practicable request given the surrounding land uses. Kevin Kuntz, 8350 N. Central Expressway, Dallas, TX, explained the proposed development and discussed the Allison Harris Company. Vice-Chairman Mantzey expressed concerns about the proposed garages on the eastern property line. He stated that they were asking for a number of exceptions to the new Unified Development Code (UDC); however, he didn't see where they were giving things in exchange for these exceptions. Kevin Kuntz stated that inside the garages there would be electric vehicle (EV) charging connections. Vice-Chairman Mantzey asked about the proposed large park across the street. He questioned how much of it would be used due to how far it would be from the proposed apartments. Kevin Kuntz stated that the Parks Department was not interested in it. He stated that they were looking into various options like having an open space with a dog park and trails as an amenity for their residents. Vice-Chairman Mantzey stated that these properties were two separate tracks with

one being across the street from the other. He expressed concerns with the proposed removal of the perimeter fence, 42 garage doors surrounding the apartment, and reduced parking ratio for a standard four-story apartment complex. Commission Member Buettner asked if there had been any discussion with moving Collin McKinney Parkway south, so the property is not divided into two pieces. Kevin Kuntz stated that they had been working with the Engineering Department. He discussed the Oncor easement along the eastern property line. Commission Member Woodruff asked if they considered switching property with Oncor. Kevin Kuntz stated that they had not discussed it with them. Alternate Commission Member Urias asked if the future Collin McKinney extension location was set in stone. Kevin Kuntz stated that there is an existing right-of-way dedication for Collin McKinney Parkway that is setting the initial alignment. He stated that they were working with the City's standards with turn radiuses to try to tie into the existing intersection on McKinney Ranch and the existing piece of Collin McKinney Parkway south of the stadium. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that the applicant has a point of this being multi-family over retail. He stated that Staff has a point that with their concern of 1,800 apartment units at this location. Vice-Chairman Mantzey expressed concerns of the proposed "PD" – Planned Development District as a whole, minimum parking ratios, waving the masonry fence, and 42 parking garages and a large parking lot towards the center. He felt there should be some changes to the "PD" – Planned Development District to get it closer to the regular "MF30" – Multi-Family Residential. Alternate Commission Member Hagstrom stated that entertainment placetype was intended to be a destination. He stated that what the applicant was proposing was a destination for the residents; however, it would not do much for the rest of the community. Alternate Commission Member Hagstrom stated that the electric vehicle (EV) charging inside the proposed garages that only be for those residents with access to the garages. He stated

that the 5-acre park was underneath a transmission line, and he would not work his dog under it. Alternate Commission Member Hagstrom stated that the 5 acres is garbage leftover land that they were trying to make more attractive; however, he believed that it would not be used and would continue to be unattractive. He preferred to see something more along the line of the use type, instead of a simple multi-family. Commission Member Woodruff felt there would never be retail or commercial at this location. He stated that the property was surrounded by an Oncor station, new dealership going in, multi-family, industrial, self-storage, et cetera. Commission Member Woodruff stated that this was not an entertainment district. Commission Member Woodruff felt that multi-family was a good use for the subject property. He expressed concerns with the proposed density. Commission Member Woodruff didn't think that the additional land to the south was developable. He felt that they should try to switch properties with Oncor. Commission Member Woodruff did not have concerns regarding the proposed parking and fencing. He was in support of the request. Commission Member Buettner stated that this was an attractive project to him. He stated that there is a housing need. Commission Member Buettner stated that they were asking for a number of variances. He stated that the questions were if they could move the road, reduce density, increase parking, and can they build a wall. Commission Member Buettner stated that given a compromise then he would support the request. Chairman Cox expressed concerns regarding the density. He felt that retail uses were not a viable option at this location. Chairman Cox stated that the exceptions they were requesting were a stretch. Bill Dahlstrom stated that they would like to address tonight's comments in more detail. Commission Member Lebo asked how they plan to address to backside of the garages along Collin McKinney Parkway being unattractive. Bill Dahlstrom stated that they will go back to the drawing board to address it. He requested that the item be tabled. On a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Hagstrom, the Commission unanimously voted to table the request indefinitely, with a vote of 7-

0-0. Chairman Cox stated that Staff would renotify for a future meeting. He requested that the applicant work with Staff to revise the request.