

Draft Planning and Zoning Commission Meeting Minutes of May 9, 2023:

22-0109Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Overlay District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "HC" - Highway Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Multi-Family and Commercial Uses, Located Approximately 210 Feet West of U.S. Highway 75 (Central Expressway) and on the South Side of McKinney Ranch Parkway

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed rezoning request. She stated that the applicant has divided the subject property into two tracts – Tract 1 and Tract 2. Ms. Sheffield stated that the applicant is proposing that Tract 1 is primarily for multi-family residential uses and is located within the High-Rise Subzone of the HC - Highway Commercial Overlay. She stated that Tract 1 has access challenges from U.S. Highway 75 (Central Expressway) and State Highway 121 (Sam Rayburn Tollway). Ms. Sheffield stated that the proposed multi-family development should provide a compatible building scale and transition to the existing multi-family developments surrounding the property. She stated that the adjacent multi-family development to the northwest ranges in height from two stories (approximately 30') to four stories (approximately 56'). Ms. Sheffield stated that given these factors, Staff feels that the proposed height of six stories, not to exceed 75', will provide a positive scale/massing along the major highway frontages and a transition in height from the Highway 75 (Central Expressway) and State Highway 121 (Sam Rayburn Tollway) overpasses directly adjacent to the site to existing developments. She stated that Tract 2 of the proposed request is being preserved for commercial uses with similar space limits to those permitted within the city's "C3"

– Regional Commercial District. Ms. Sheffield stated that the applicant’s proposal aligns with the Entertainment Center placetype designated in the Comprehensive Plan and should be compatible with the existing uses adjacent to the subject property. She stated that Staff acknowledges that the location of the subject property poses a challenge of accessing the site from the tollway and the major regional highway, thus the development of notable commercial uses on Tract 1 could be challenging. Ms. Sheffield stated that Staff feels that the proposed uses will integrate and blend in with the surrounding developments and infrastructure. She stated that Staff recommends approval of the proposed rezoning request. Ms. Sheffield answered the Commission’s questions. Mr. Martin Sanchez, 2000 N. McDonald Street, McKinney, TX, explained the proposed request, various difficulties, and history with the subject property. Commission Member Woodruff expressed concerns regarding possible density, proposing heights not typical in this area today, and the assisted living facility use as a backup plan. Mr. Sanchez was willing to remove the assisted living facility use. He stated that they would need to be between 4-6 stories to make the multi-family component work financially. Mr. Sanchez discussed access to the property and parking difficulties. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Woodruff stated that he would like to see a good quality product at this site and expressed his concerns. Vice-Chairman Mantzey stated that we need to leave some flexibility to the applicant on whether they develop 4-6 stories and require structure parking. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission voted to recommend approval of the proposed request with the following modifications: Tract 1 will be 4-6 stories with structural parking and remove independent living and cottage multi-family uses from the “PD” – Planned Development District, with a vote of 6-1-0. Commission Member Woodruff voted against the motion.

Chairman Cox stated that the recommendation for the zoning request would be forwarded to City Council for consideration at the June 6, 2023 meeting.