

Planning and Zoning Commission Meeting Minutes of September 22, 2015:

15-233Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Southwest Corner of Virginia Parkway and Crutcher Crossing

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that two additional letters of opposition had been distributed to the Planning and Zoning Commission prior to the meeting. Ms. Pickett stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Dave Kochalka, Kimley-Horn and Associates, Inc., 5750 Genesis Court, Frisco, Texas, explained the proposed rezoning request. He stated that they worked with Staff on this rezoning request to be able to develop an assisted living facility on the property. He stated that once the zoning was approved for the property that they would work on the design of the facility. He asked for a favorable recommendation and offered to answer questions.

Commission Member Gilmore asked how many parking spaces were proposed to be built in this development. Mr. Kochalka stated that the Code of Ordinances required that they build about 90 parking spaces. He felt that was more than the facility would need.

Chairman Franklin opened the Public Hearing and called for comments.

The following people spoke in opposition of the proposed rezoning request. They expressed concerns regarding increased traffic issues, ingress and egress of the proposed development, need for a light at the intersection of Virginia Parkway. and

Crutcher Crossing, safety of the children, increased noise from emergency vehicles, decrease in property values, setting a precedent on how this development might affect the surrounding undeveloped properties in the future, how the surrounding neighbors could be involved in the development discussions of the property, preserving the green space, too many assisted living facilities in the area, and possible increase in elderly drivers. They asked for further information regarding the proposed rezoning and what could be developed on the property if the proposed use was not built. They also had questions about the meeting notification and approval process.

- Ms. Denise Henry, 501 Crutcher Crossing, McKinney, TX
- Mr. Danny Badough, 5316 Stoney Trail, McKinney, TX
- Mr. Eugene Isotti, 5501 Crystal Gant, McKinney, TX
- Ms. Marsha Coburn, 5549 Amber Way, McKinney, TX
- Ms. Lauren Corcoran, 5513 Amber Way, McKinney, TX
- Mr. John McIntosh, 5501 Amber Way, McKinney, TX
- Mr. Michael Griggs, 5513 Turtle Way, McKinney, TX
- Mr. Pat Jackson, 5120 Sandy Court, McKinney, TX
- Mr. Shane Hadlock, 5312 Sandstone Lane, McKinney, TX
- Mr. Brandon Shangraw, 5316 Sandstone Lane, McKinney, TX
- Mr. Sam Henry, 501 Crutcher Crossing, McKinney, TX
- Ms. Susannah McIntosh, 5501 Amber Way, McKinney, TX
- Ms. Laurie Nichter, 5201 Stoney Trial, McKinney, TX
- Mr. Perry Powell, 5428 Broken Bend Drive, McKinney, TX
- Mr. Tomas Hernandez, 5210 Hawks Nest, McKinney, TX

- Ms. April Schnable, 5532 Amber Way, McKinney, TX
- Ms. Theresa Weishaar, 204 S. Village Drive, McKinney, TX
- Mr. Phillip Crespin, 520 Crutcher Crossing, McKinney, TX
- Ms. Paula Taylor, 220 S. Village Drive, McKinney, TX
- Ms. JoAnne Isotti, 5501 Crystal Court, McKinney, TX
- Ms. Denise Adamson, 520 Rack Ridge Way, McKinney, TX
- Ms. Angie Clark, 312 S. Village Drive, McKinney, TX
- Mr. Bill McAlister, 5608 Turtle Way, McKinney, TX
- Ms. Helanda Crespin, 520 Crutcher Crossing, McKinney, TX

The following people turned in speaker cards in opposition to this request; however, did not wish to speak during the meeting.

- Mr. Christian Adams, 5413 Turtle Way, McKinney, TX
- Mr. Isaac Barkel, 5525 Broken Bend Drive, McKinney, TX
- Ms. Kathleen Barry, 5405 Crystal Court, McKinney, TX
- Mr. Carlton Buesing, 309 Blue Spring Drive, McKinney, TX
- Ms. Jan Buesing, 309 Blue Spring Drive, McKinney, TX
- Ms. Sherry Jackson, 5120 Sandy Court, McKinney, TX
- Ms. Barbara Kurlan, 5529 Amber Way, McKinney, TX
- Mr. Henry Nieves, 5320 Stone Brooke Crossing, McKinney, TX
- Mr. Dan Nissen, 308 Turtle Court, McKinney, TX
- Ms. Allyson Nissen, 308 Turtle Court, McKinney, TX
- Ms. Camille Primerano, 5513 Crystal Court, McKinney, TX
- Mr. Philip Primerano, 5513 Crystal Court, McKinney, TX

- Ms. Nancy Sallow, 5206 Hawks Nest, McKinney, TX
- Mr. Kyle Schnable, 5532 Amber Way, McKinney, TX
- Mr. Fernando Vazquez, 5324 Stone Brooke Crossing, McKinney, TX

On a motion by Commission Member Zepp, seconded by Commission Member Kuykendall, the Commission unanimously approved the motion to close the public hearing, with a vote of 7-0-0.

Chairman Franklin explained that the Planning and Zoning Commission would be making a recommendation to City Council regarding the rezoning request. He stated that there would be a separate public hearing held by City Council to consider the rezoning request where the surrounding residents could also voice their opinions. Mr. Matt Robinson, Planning Manager for the City of McKinney, explained that this meeting was only considering the rezoning of the property. He explained that a site plan had not been submitted for consideration as of yet.

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that a property owner's notice postcard was mailed 10 days prior to the meeting to property owners that live within 200 feet of the subject property. She stated that zoning signs were posted on the property at least a week prior to the meeting and Staff verified that they were posted on the property. Ms. Pickett stated that the meeting agenda was posted online and outside of City Hall at least three days prior to the meeting. She stated that a notice would also be placed in the McKinney Courier-Gazette prior to the rezoning request going before City Council.

Ms. Pickett briefly discussed the current zoning on the property and the uses that could currently be built on the property. She stated that a lot of the uses would stay the same under the proposed rezoning request and mentioned the additional uses.

Commission Member Gilmore asked about the height limit set by the proposed rezoning request. Ms. Pickett stated that the current and proposed height limit would be 35 feet. She stated that would limit it to a maximum of two stories.

Vice-Chairman Hilton asked about the proposed parking requirements. Ms. Pickett stated that one space per six beds was required for an assisted living facility. She also stated that one space per 400 square feet of office space would be required for general office uses.

Commission Member Gilmore asked about entrances to the proposed development. Ms. Pickett stated that the developer would request certain entrances when they submit their site plan. She stated that it would be reviewed by Staff from the Engineering and Fire Departments to verify that it met the City's requirements.

Chairman Franklin asked if it would be possible to have two access points off of Virginia Parkway for this proposed development. Mr. Matt Sneed, Traffic Engineer for the City of McKinney, stated that it might be possible; however, it would need to be researched further.

Commission Member Gilmore asked if the City would have a traffic study done on Crutcher Crossing prior to allowing an entrance to that street. Mr. Sneed stated that they typically do traffic studies to assess what impacts a development would have to an area. He stated that Virginia Parkway would be widened from four lanes to six lanes next year. Mr. Sneed stated that a traffic signal would be installed at the Virginia

Parkway and Crutcher Crossing intersection at that time. He believed that the traffic signal should go in prior to any development on the property.

Chairman Franklin asked what the zoning was for the property on the other side of Crutcher Crossing. Ms. Pickett stated that it would fall under the same existing zoning category as the subject property.

Mr. Pickett stated that if the small creek that runs through this area was in the floodplain then only up to 30% of the quality trees could be removed from that area. She stated that there would still be a large swath of trees that would create a significant buffer between the proposed property and the residential development to the south.

Commission Member Zepp asked for additional uses that would be allowed in the proposed "C1" – Neighborhood Commercial District. Mr. Pickett stated that the following uses that would be allowed by right if the rezoning request was approved: assistant living facility, fitness club, bakery, florist, retail store, and veterinary clinic with no outside runs.

Commission Member Gilmore had questions regarding the widening of Virginia Parkway and the new traffic signal. Mr. Sneed stated that the new traffic signal was proposed to be on a two-minute cycle, which should greatly help the residents. He stated that the rough numbers of an assisted living facility show a low impact with an increase of about 15 cars during the peak periods of the day.

Commission Member Kuykendall had questions regarding the impact of emergency vehicles from an assisted living facility. Mr. Dave Kochalka, Kimley-Horn, stated that the facility might have 90 beds. He stated that there would be some emergency vehicles to the facility. Mr. Kochalka stated that the assisted living facility

staff would be the majority of the people coming and going from the facility on a day-to-day basis. He felt it would be a quiet use on the property. Mr. Kochalka stated that they would work with City Staff to try to come up with the best solution for the ingress and egress to the property. He stated that there was already an issue at that intersection that had nothing to do with the proposed development on the property. Mr. Kochalka stated that he preferred to keep an entrance on Crutcher Crossing and explained why.

Commission Member Stevens asked if not having an entrance on Crutcher Crossing could be a condition of approving the rezoning request. Mr. Matt Robinson, Planning Manager for the City of McKinney, explained that the item could be tabled and then request to rezone the property as a "PD" – Planned Development District to address some concerns.

Chairman Franklin felt that tabling the request would be the best option with all of the surrounding neighbors' concerns. He stated that this would allow the developer to meet with the surrounding neighbors.

Mr. Kochalka stated that the proposed assisted living facility would be a far less intrusive use than what was currently allowed to go on the property. He stated that the problems with that intersection had nothing to do with the proposed rezoning request. Mr. Kochalka stated that he would like to work with the City's Engineering Department Staff to see what the best solution would be for the ingress and egress of the property.

Mr. Randall Johnson, 8415 East 21st Street, Suite 100, Wichita, Kansas stated that they had met with the Stone Brooke Crossing Homeowner's Association (HOA) about a month ago. He stated that the assisted living and memory care facility would be a low impact use. Mr. Johnson stated they might have 50 employees at the facility

spread out over a 24-hour period of time. He stated that the Crutcher Crossing entrance would be for visitors and that these facilities usually did not have many visitors. Mr. Johnson stated that generally no one living in these facilities drove anymore. He stated that he would prefer to see the request go on to City Council to make a decision on the rezoning request.

Commission Member Kuykendall stated that tabling the request would allow additional time for the developer to get more information out to the community and to address some of their concerns.

Chairman Franklin stated that he did not believe that tabling the request for two weeks would make a big difference for the developer. He stated that it would allow time to meet with the surrounding residents. Mr. Johnson stated that they had met with the Stone Brooke Crossing Homeowner's Association (HOA) in hopes to address any concerns that they had prior to this meeting. He stated that they had a good product and ran a good operation. Mr. Johnson stated that they were open to tabling the request if it had to do with open communication.

Commission Member Stevens stated that the surrounding homeowners might be sorry if a more intense use, currently allowed by right, goes in on the property. He stated that he supported the concerns regarding an entrance at Crutcher Crossing.

Commission Member Gilmore agreed with Commission Member Stevens' comments. He felt this was the best possible fit for this property with little traffic and that they are usually very well maintained. Commission Member Gilmore stated that some allowed uses on the property could generate a lot more traffic and would not need to come before the Commission seeking approval.

Commission Member Zepp agreed with Commission Members Stevens and Gilmore's comments. He stated that this use could have the lowest traffic count of most things currently allowed on this property.

On a motion by Vice-Chairman Hilton, seconded by Commission Member Stevens, the Commission unanimously voted to table the rezoning request to the October 13, 2015 Planning and Zoning Commission meeting, with a vote of 7-0-0.