

Planning and Zoning Commission Meeting Minutes of March 26, 2019:

18-0114Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RED-1" - Residential Estates District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" Corridor Commercial Overlay District, Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 (Central Expressway). Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is proposing to rezone the subject property from "RED-1" – Residential Estates District to "C3" – Regional Commercial District for commercial uses. Mr. Wilson discussed various photographs of the subject property that he took. He stated that the subject property is located directly on U.S. Highway 75 (Central Expressway). Mr. Wilson stated that the proposed rezoning request complements the existing development, as would be expected along a major regional highway. He stated that "C3" – Regional Commercial District aligns with the Comprehensive Plan's designation of Commercial Center for this area. Mr. Wilson stated that the proposed request should help provide critical commercial activity to the surrounding residential neighborhoods, while also increasing vibrancy along U.S. Highway 75 (Central Expressway). He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Matt Moore, ClayMoore Engineering, 301 S. Coleman, Prosper, TX, concurred with the Staff Report and offered to answer questions. There

were none. Vice-Chairman Mantzey opened the public hearing and called for comments. Ms. Rachel Constantinescu, 103 Poppy Lane, McKinney, TX, stated that her property directly backups up to the subject property. She stated that it would be naïve of her to think that a property along U.S. Highway 75 (Central Expressway) would not be considered and approved for rezoning. Ms. Constantinescu asked that a few factors be taken into consideration before approving this request. She stated that the creek frequently experiences flooding and there is a flood plain located in this area and in their backyard. Ms. Constantinescu stated that their neighbor's house was completely flooded in February, even with the City's attempts to work on the creek to reduce the flooding and erosion this past year. She stated that during September 2018 and February 2019 their backyard was completely flooded. Ms. Constantinescu stated that the lack of grass and dirt and then the addition of concrete from the new development will only further complicate the issue. She asked that this be taken into consideration and there be viable solutions put into play now before their property is further damaged. Ms. Constantinescu stated that currently they have pristine views from inside their house. She requested that the lights of the new dealership and the visual clutter be taken into consideration. Ms. Constantinescu expressed concerns about the property values going down due to these issues. She stated that the other dealership along U.S. Highway 75 (Central Expressway) there is a visual boundary between the dealership and the adjacent residential properties. Ms. Constantinescu stated that there is no fencing or boundary between around their house. She requested that there is a living screen and/or boundary to block the light and the back of the

dealership from their view. Ms. Constantinescu stated that a dealership will bring significant noise. She stated that they would like their quality of life to continue as is and not feel like they are living in a commercial or industrial area. Ms. Constantinescu stated that she is thankful for living in McKinney, appreciates the planning of the City, and the work of the Commission Members. She stated that she also appreciates the jobs and revenue brought to the City from this dealership. Ms. Constantinescu reiterated that some consideration be made for the adjacent residents to reduce the negative impact on their immediate community. Mr. Agustina Rodriguez, Dodge City, 700 SW. Central Expressway, McKinney, TX, turned in a speaker card in favor of the proposed rezoning request; however, did not speak during the meeting. Mr. Andrei Constantinescu, 103 Poppy Lane, McKinney, TX, turned in a speaker card in opposition to the proposed rezoning request; however, did not speak during the meeting. On a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the Commission voted to close the public hearing, with a vote of 5-0-1. Chairman Cox abstained. Commission Member Haeckler asked Staff to comment on the 100 year flood plain and what type of screening would be required on the development. Mr. Wilson stated that screening would be required for any development on the subject property due to being adjacent to single family residential uses. He stated that a screening wall is proposed for the site. Mr. Wilson stated that there is an existing tree line along Jeans Creek. He stated that the Engineering Department would be researching into the flood plain during the civil review phase. Mr. Wilson stated that they would also have to discuss it with Federal Emergency Management Agency

(FEMA) to account for the flood plain. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that it appears that a Letter of Map Revision (LOMR) would be required. Commission Member Haeckler and Commission Member Kuykendall wanted to clarify that along with the Letter of Map Revision (LOMR), Staff would evaluate the site to insure that the new facility would not change the flood plain elevation and that it would be mitigated. Mr. Wilson stated that the Engineering Department would review this during the civil review and the formal site plan submittal. On a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission voted to recommend approval of the proposed rezoning request per Staff's recommendation, with a vote of 5-0-1. Chairman Cox abstained. Vice-Chairman Mantzey stated that the recommendation of the Planning and Zoning Commission would be forwarded to the April 16, 2019 City Council meeting.