Draft Planning and Zoning Commission Meeting Minutes of March 9, 2021:

21-0005Z4 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road. Mr. Joe Moss, Planner for the City of McKinney, distributed citizen comments that were received after the packet was created. He explained the proposed rezoning request, current zoning, and the surrounding uses. Mr. Moss stated given the proximity to U.S. Highway 380 (University Drive), Staff recommended approval of the proposed rezoning request and offered to answer questions. Commission Member Haeckler stated that the gate was not being addressed in the proposed rezoning request. He asked where the current gate was located and what part of the submittal process the gate would be addressed. Mr. Moss stated that a lot of the comments received on this request referenced the gate located between the Meadow Ranch subdivision and Creekview subdivision to the south. He stated that the consideration of that gate was not included in this request. Mr. Moss stated that there is an existing screening fence and wall located between the two lots on the subject property before you get to the Meadow Ranch subdivision. Mr. Martin Sanchez, Sanchez and Associations, 2000 N. McDonald Street, McKinney, TX, gave a presentation and explained the proposed rezoning request. He discussed what was currently on the two

lots. Mr. Sanchez discussed the uses surrounding the subject property. He stated that on four acres you typically see a mixture of commercial retail and office uses. Mr. Sanchez discussed the crash gate located between the Meadow Ranch subdivision and the Creekview subdivision. He suggested that the crash gate could possibly be moved from one end of the Meadow Ranch subdivision to the other end as a solution to the cut through traffic concerns mentioned at the previous Planning and Zoning Commission meeting; however, that was not being considered as part of the proposed rezoning request. Mr. Sanchez stated that some of the Meadow Ranch property owners had entered into an agreement similar to a Homeowners Association (HOA); however, it did not encompass every property within the Meadow Ranch subdivision. He discussed some possible concept plans for the development of the subject property. Mr. Sanchez stated that Keith Andre lived in the adjacent property to the south of the subject property. He stated that he met with Mr. Mike Gorman for about 15 minutes to discuss the proposed rezoning request since the previous Planning and Zoning Commission meeting. Mr. Sanchez stated that Mr. Gorman was going to share that information with the Meadow Ranch residents. He stated that the latest Texas Department of Transportation (TxDOT) plans for U.S. Highway 380 (University Drive) will create a hooded left turn from Meadow Ranch Road. Mr. Sanchez stated that would eliminate the option of turning right and heading west on U.S. Highway 380 (University Drive) from that intersection. He discussed some additional concept plans with a two-story building on the subject property. Mr. Sanchez stated that it would be reminiscent of the Keller-Williams building near the Tucker Hill development. He stated that they liked this

design and thought it would address a lot of the concerns raised by the Meadow Ranch residents. He discussed some of the City's requirements for this type of development. Mr. Sanchez discussed and distributed a printout of the existing land uses surrounding the subject property. He also stated that an Avalon Memory Care facility located in the Meadow Ranch subdivision. Mr. Sanchez offered to answer questions. Alternate Commission Member Woodruff asked if they would be developing or selling the property if it was rezoned. Mr. Sanchez stated that Mr. Andre would be developing it and that he had no plans to move from that location. Commission Member Haeckler asked about the sewer issue for the site. Mr. Sanchez discussed the nearby sewer line, slope of the land, and possible solutions. He stated that they would not be able to do develop the property until the sewer issue is solved. Chairman Cox asked about the timing of the sewer. Mr. Sanchez stated that it would take years. Commission Member Haeckler asked about street improvements that might be necessary for Meadow Ranch Road. Mr. Sanchez stated that Meadow Ranch Road is a dead-end, cul-de-sac road. He stated that if the subject property was replatted into one lot, then they would be required to improve Meadow Ranch Road next to the property. Chairman Cox opened the Public Hearing and called for comments. Mr. Robert Miklos, 1800 Valley View Lane, Farmers Branch, TX, stated that he was an attorney hired by the Meadow Ranch Homeowners Association (HOA) to speak on this issue. He asked the audience to stand that opposed the proposed rezoning request. Mr. Miklos stated that City's were concerned with increasing their tax base. He stated that the City also needs to consider how a zoning request could have a negative impact an existing

neighborhood. Mr. Miklos stated that there was no guarantee that the applicant would make any improvements if the property was rezoned. He stated that “C2” – Local Commercial District was not the least impactful zoning district. The following ten residents spoke in opposition to the proposed rezoning request. They voiced concerns regarding proposing “C2” – Local Commercial District uses close to their unique neighborhood; decrease in property values; lack of privacy and screening; increased traffic, noise, light, trash, chemicals, and pests; removal of the current house on lot 19; no guarantees on what would be developed on the property; no guarantees that Mr. Andre will not sell the properties once rezoned; Mr. Andre might later want to also rezone and develop lot 18 that he currently lives in to encroach further into the neighborhood; possible removal of the emergency gate to the south; felt that the current zoning was appropriate for the property; there are other locations along U.S. Highway 380 (University Drive) where “C2” – Local Commercial District would be more appropriate; the purchase of lot 19, and the memory care facility located in the Meadow Ranch subdivision looks similar to the other houses on the street.

- Mr. Mike Gorman, President of the Meadow Ranch Homeowners Association (HOA), 1910 Meadow Ranch Road, McKinney, TX
- Dr. Rick McDaniel, 1841 Meadow Ranch Road, McKinney, TX
- Mr. Mark Arrington, 1820 Meadow Ranch Road, McKinney, TX
- Ms. Kari McDaniel, 1841 Meadow Ranch Road, McKinney, TX
- Mr. Daniel Tisserand, 1901 Meadow Ranch Road, McKinney, TX
- Mr. Vince Gunn, 1911 Meadow Ranch Road, McKinney, TX

- Ms. Juliette Buchanan, 1830 Meadow Ranch Road, McKinney, TX
- Mr. Mark Rutledge, 1830 Meadow Ranch Road, McKinney, TX
- Ms. Barbara Schneider, 1800 Meadow Ranch, McKinney, TX
- Mr. Mark Schneider, 1800 Meadow Ranch, McKinney, TX

Chairman Cox asked if there were any additional comments. There being none, on a motion by Commission Member McCall, seconded by Alternate Commission Member Wattley, to close the public hearing, with a vote of 7-0-0. Commission Member McCall asked Mr. Sanchez if he could build the proposed development under the current zoning. Mr. Sanchez stated that he could not build the current concept under the zoning currently on the property. Alternate Commission Member Woodruff asked why the applicant was requesting "C2" – Local Commercial District instead of "C1" – Neighborhood Commercial District. . He stated that U.S. Highway 380 (University Drive) was busier and there had been more commercial development in the area. Mr. Sanchez discussed the possible height of the structure and City requirements for screening, landscaping, set-backs, parking, and fire lane. He stated that they could not build a four-story building on the site. Mr. Sanchez stated that they would be willing to add additional screening and buffering. He reiterated that he was not proposing the move the emergency gate to the south of Meadow Ranch subdivision and was under the purview of a zoning request. Mr. Sanchez stated that he needed to know what entitlement they have on the site before they make concrete development plans. He stated that the veterinary clinic property goes deeper into the Meadow Ranch subdivision. Mr. Sanchez stated that they would like to have a better, more thought out,

comprehensive development on the subject property. He stated that the house on lot 19 had been leased for a number of years. Mr. Sanchez stated that “C2” – Local Commercial District was located near residential developments all over the city. He stated that he tried to meet with the Meadow Ranch property owners to discuss the proposed rezoning request. Mr. Sanchez offered to answer questions. Alternate Commission Member Wattley stated that the residents mentioned that the current concept plan shown during the meeting was the first time the Meadow Ranch residents had seen it. Mr. Sanchez stated that when he met with Mr. Gorman that he shared the concept plan that they were considering at that time. Mr. Gorman was then going to share the information with the other Meadow Ranch residents. Mr. Sanchez stated that he hoped to receive more comments back from the residents after the meeting. He stated that afterwards he came up with a vertical mixed-use product. Mr. Sanchez stated that he was open to looking at other possibilities. Alternate Commission Member Woodruff asked Staff to explain the major differences between “C1” – Neighborhood Commercial District and “C2” – Local Commercial District. Mr. Moss stated that “C2” – Local Commercial District is a medium intensity district. He stated that it permits some uses that were not permitted in “C1” – Neighborhood Commercial District and gave some examples. Mr. Moss stated that Staff understood that there are residential uses adjacent to the subject property. He stated that the City has criteria for residential buffering. Mr. Moss stated that the lots to the east and west of the subject property go further into the Meadow Ranch subdivision. He stated that Staff felt comfortable supporting “C2” – Local Commercial District in this location. Alternate Commission Member

Woodruff asked if the current concept plan that was shown, with retail on the first floor and office uses on the second floor, would be permitted under “C1” – Neighborhood Commercial District. Mr. Moss stated that the retail options would be more limited under “C1” – Neighborhood Commercial District. Commission Member Taylor stated that the subject property was between “C” – Planned Center District and industrial zoning. He stated that it fronts on a major U.S. highway with an automobile count exceeding 50,000 per day. Commission Member Taylor stated that the proposed rezoning request makes sense. He stated that the applicant would be the most impacted. Commission Member Doak stated that he had concerns at the last public meeting regarding this request. He stated that he did a lot of research on the previous requests over the years for this property. Commission Member Doak stated that he had several conversations with Mr. Sanchez as well. He stated that he feels the proposed rezoning request would be beneficial. Commission Member Doak concurred with Commission Member Taylor’s comments. He stated that he understood the Meadow Ranch property owners concerns of it feeling intrusive; however, the subject property does not go further south than the veterinary clinic’s property. Commission Member Doak stated that looking at the surrounding development that he feels the proposed rezoning request would be a good use for the property. Alternate Commission Member Wattley stated that he was hoping for win-win results from the meeting between Mr. Sanchez and the Meadow Ranch property owners. He stated that the applicant had been proposing things for this property since 2014. He stated that he would have liked the Meadow Ranch property owners to have seen the current concept plan; however, for some reason that did not

happen. Alternate Commission Member Wattley concurred with Commission Members Doak and Taylor's comments. He stated that he would be in support of the proposed rezoning request. Alternate Commission Member Woodruff stated that U.S. Highway 380 is a commercial corridor and had grown dramatically in the last 10-15 years. He stated that U.S. Highway 380 will continue to grow. Alternate Commission Member Woodruff still had concerns regarding rezoning to "C2" – Local Commercial District instead of "C1" – Neighborhood Commercial District. Commission Member Haeckler also had concerns regarding rezoning to "C2" – Local Commercial District instead of "C1" – Neighborhood Commercial District. He stated that there will be a screening wall to protect the neighborhood. Commission Member Haeckler stated that the surrounding areas extend further down towards the Meadow Ranch subdivision. He understood the concerns of the Meadow Ranch residents; however, the proposed rezoning request is compatible with other surrounding developments. Chairman Cox stated that he agreed with the applicant. He stated that subject property fronts a U.S. highway and is compatible with the surrounding zonings. Chairman Cox stated that he was in support of proposed rezoning request of the two lots. Commission Member McCall stated that the applicant is located adjacent to the subject property and was part of the buffer. He stated that he was in support of the proposed rezoning request. On a motion by Commission Member McCall, seconded by Commission Member Taylor, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-

0. Chairman Cox stated that recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 6, 2021.