

Planning and Zoning Commission Meeting Minutes of June 25, 2019:

19-0035Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Stacy Road and on the North and South Sides of Recioto Drive. Mr. David Soto, 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 "PD" – Planned Development District to "PD" – Planned Development District to modify the standards. Mr. Soto stated that the existing "PD" – Planned Development District has a layout tied down, which any development must conform to it. He stated that in order to allow for a less restrictive development patterns, the applicant has requested to modify the development standards by removing the layout while still preserving the commercial uses. Mr. Soto stated that as part of the "PD" – Planned Development District the applicant has proposed enhanced landscaping, additional screening, and access requirements to complement the adjacent neighborhood. He stated that given the property location, at a major arterial intersection, and the additional enhancements, it is Staff's professional opinion that the rezoning request will complement the surrounding area. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Casey Gregory, Sanchez & Associates, 2000 N. McDonald

Street, McKinney, TX, stated that this corner is at the intersection of two major arterials. He stated that Stacy Road was an incredible busy street. Mr. Gregory stated that the property across the street is zoned "D2" – Local Commercial District. He stated that the subject property was located approximately a ¼ mile from State Highway 121 (Sam Rayburn Tollway). Mr. Gregory stated that based upon these factors he feels that the "C2" – Local Commercial District would be appropriate. He stated that they have included some measures to screen the use from the adjacent residential development. Mr. Gregory stated that they have proposed enhanced screening walls and landscaping features. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Thiruppathisamy Raman, 5821 Folsom Place, McKinney, TX, stated that he had some concerns about the project. He requested that the development not have access to Burnham Drive, (? – 32:02 on the video) due to Stacy Road being such a busy road. Mr. Raman stated that there are two residential communities near the subject property. He stated that if they allow the public to have access to the site then it would increase the traffic in their development. Mr. Raman requested that additional screening and trees be planted to help address his privacy and safety concerns. Mr. Shashidhar Manthena, 5909 Folsom Place, McKinney, TX, stated that his property is directly behind the subject property. He expressed privacy and safety concerns. Mr. Manthena stated that he had not heard what type of commercial uses were planned for the site. He asked if they plan to develop any business that would be open 24-hours or have a drive-through. Mr. Manthena stated that Stacy Road is very busy. He the development would bring even more traffic to the area. Mr.

Manthena requested a masonry wall as part of the screening instead of the proposed ornamental fencing facing his backyard along Naphill Road. He requested that their safety and privacy are not compromised. Mr. Manthena stated that he opposes the request. Ms. Ginny DiNovis, 6004 Silverton Avenue, McKinney, TX, stated that her property does not backup to the subject property. She discussed her concerns with heavy traffic on Stacy Road. Ms. DiNovis had concerns that a shopping center on the site would create additional traffic. She stated that she was not opposed to developing the site; however, she was really concerned about the traffic in the area. Ms. DiNovis stated that there is a high school planned across the street from the subject property, which will also increase traffic. She stated that there will be a lot of young people driving, which she had concerns over. Mr. Chadrankanth Motlakunta, 5801 Adair Lane, McKinney, TX, stated that he concurred with the previous traffic and safety concerns. He stated that there are already a lot of traffic accidents happening in the area. On a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 6-0-0. Commission Member McCall stated that the major concerns mentioned had to do with traffic. He asked if there could be a turn lane added. Mr. Soto stated that the City's Engineering Department will look at ways to handle traffic during the site plan phase when there is increased development. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that she would not expect Recioto Drive to be widened. She stated that Staff did take into consideration, which is why there is a provision that no access could come off of Naphill Road. Ms. Pickett stated that Staff wanted to discourage

traffic from taking that access and driving through the neighborhood. She stated that the majority, if not all, access points would be on Stacy Road and Collin McKinney Parkway. Commission Member Haeckler asked Staff to discuss the required screening between the subject property and the adjacent residential development. Mr. Soto stated that a screening device would be required between the two non-residential and residential uses. He stated that Staff prefers to avoid a double wall between properties. Mr. Soto stated that the applicant has requested to provide a wrought iron fence with masonry columns when there is currently not a fence along Naphill Road. He stated that they were proposing to install additional landscaping. Mr. Soto stated that they propose to plant evergreen shrubs along single-family residential uses. Alternate Commission Member Woodruff asked about the allowable uses under the proposed rezoning. Mr. Soto stated that the proposed zoning is very similar to the original "REC" – Regional Employment Center District zoning. He stated that a lot of the allowed uses would be very similar in both zonings. Chairman Cox asked when the Engineering Department would study how a development on the subject property might affect traffic. Mr. Soto stated that traffic studies would take place during the site plan phase. He stated that the site plan would indicate the proposed uses and the parking spaces for the site. Chairman Cox stated that the City's Engineering Department would take into account any excess traffic on Stacy Road or Collin McKinney Parkway when they work on the entrances and exits to the property. Chairman Cox asked Mr. Soto to speak with any of the residents that still had questions after this request was considered. Commission Member Haeckler was in favor of the request considering that the "C2" – Local Commercial District

zoning fits into this area and the fact that the traffic and screening concerns would be addressed. On a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the July 16, 2019 City Council meeting.