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

Vice-Chairman Mantzey stepped down on the following agenda item due to a possible conflict of interest.

21-005Z 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, explained the proposed rezoning request. He stated that since the creation of the packet that Staff received four letters of support and ten letters of opposition which copies were distributed to the Commission prior to this meeting. Mr. Moss stated that given the proximity to U.S. Highway 380 (University Drive) that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Martin Sanchez, Sanchez and Associations, 2000 N. McDonald Street, McKinney, TX, gave a presentation and explained the proposed rezoning request. He offered to answer questions. There were none at this time. Chairman Cox opened the public hearing and called for comments. The following eight residents spoke in opposition to the request. They expressed concerns regarding how the proposed rezoning would affect the quality of life to the large lot development located behind the subject property, no sewer systems to support commercial development, Meadow Ranch Road being a substandard road that would not support additional traffic, commercial

development should be located at major intersections, increased noises, additional foot traffic, safety concerns, decrease in property value, set precedent, previous requests on this property, moving the wall near the Meadow Ranch entrance affecting the aesthetics of the neighborhood, the tree line near the Meadow Ranch entrance, deceitful property purchase, and no discussion with the surrounding property owners regarding the development plans.

- Mr. Mike Gorman, 1910 Meadow Ranch Road, McKinney, TX
- Mr. Vincent Gunn, 1911 Meadow Ranch Road, McKinney, TX
- Mr. Chuck Howard, 1810 Meadow Ranch Road, McKinney, TX
- Ms. Juliette Buchanan, 1830 Meadow Ranch Road, McKinney, TX
- Mr. Mark Rutledge, 1830 Meadow Ranch Road, McKinney, TX
- Mr. Mark Schneider, 1800 Meadow Ranch Road, McKinney, TX
- Ms. Barbara Schneider, 1800 Meadow Ranch Road, McKinney, TX
- Dr. Abdul Baker, 1811 Meadow Ranch Road, McKinney, TX

Ms. Melissa Simmons, 4907 Redwood Drive, McKinney, TX, spoke in favor of the request. She worked for the property owner, Mr. Keith Andre, for 31 years. Ms. Simmons stated that they need a larger office, which the proposed rezoning request would allow. She did not feel that the development of the subject property would negatively affect the surrounding neighborhood. On a motion by Commission Member Doak, seconded by Alternate Commission Member Wattley, the Commission closed the public hearing, with a vote of 6-0-1. Commission Member Doak stated that the subject property was zoned for residential and does not front U.S. Highway 380 (University Drive). He stated that he was struggling with the request.

Mr. Martin Sanchez stated that the property in front of the subject property was already zoned for commercial office. He stated that the adjacent veterinarian property was zoned C Planned Center District, which was the most intensive commercial zoning in McKinney. Mr. Sanchez stated that adjacent property was zoned Light Industrial District. He talked about needing the subject property for the deep to allow for development. Mr. Sanchez stated that in 2018 they sent mailers requesting responses from the adjacent property owners; however, were unsuccessful in receiving replies. He discussed the previous plans for the property. Mr. Sanchez stated that under "AG" – Agricultural District, they would be allowed the develop office uses by right; however, do not have development standards to guide the development. Commission Member Doak wanted to clarify that they would be helping the adjacent neighborhood with the proposed rezoning request by adding development standards. Mr. Sanchez said yes. Commission Member Kuykendall asked if they had tried to reach out to the adjacent property owners regarding this request. Mr. Sanchez stated that they sent mailers in 2018 to the 17 property owners on Meadow Ranch Road; however, they did not contact them for this request. He stated that in 2018 they did not respond to their mailers. Commission Member Kuykendall asked Staff to go over the directives given at the City Council meeting for the previous request. Mr. Moss stated that the outcome was for the applicant to meet with the adjacent property owners to come up with a win-win solution. He stated that Staff had not seen any additional activity on the request until now. Mr. Moss stated that the proposed rezoning request was different than the previous rezoning request. Commission Member Kuykendall asked Staff if they had taken into consideration the concerns

mentioned by the adjacent residents. Mr. Moss stated that “C2” – Local Commercial District zoning in close proximity to residential uses. He stated that the City has regulations for commercial uses that abut residential uses that must be met. Alternate Commissioner Woodruff asked about the zoning on the neighboring veterinary clinic. Mr. Moss stated that it was a PD based on the “C” Planned Center district which a legacy district no longer available to zone to. Ms. Arnold stated that the “C” Planned Center district is equivalent to the “C3” Regional Commercial district in the current zoning districts. Alternate Commission Member Woodruff asked about future plans for Meadow Ranch Road. Mr. Moss stated that it was a gated fire access from the adjacent development. He stated that Meadow Ranch Road was not on the Thoroughfare Plan. Mr. Moss stated that the Engineering Staff reviews site plans for commercial development to determine if the existing infrastructure was adequate for what was being proposed. Ms. Arnold stated that signage would be installed at the entrance of Meadow Ranch stating that it was not a through street. Alternate Commission Member Wattley asked why the applicant did not want to engage with the Meadow Ranch property owners at this time. He also expressed concerns about additional traffic on Meadow Ranch Road. Mr. Sanchez stated that he goes to lengths to find win-win solutions to design issues and was willing to go back to discuss the development plans with the adjacent property owners. He stated that technically there was not a homeowner’s association (HOA) for the Meadow Ranch development according to the document he received from the State of Texas. Mr. Sanchez briefly discussed that screening walls would need to be installed at the back on the properties once they develop and the current walls removed. He stated that they could add landscaping

to basically create an entrance portal to the subdivision. Mr. Sanchez stated that most of U.S. Highway 380 (University Drive) had commercial development along it. He stated that they were aware that the current properties had septic systems. Mr. Sanchez stated that a sewer line had been designs for these properties some time ago to connect to the subdivision to the south and was willing to allow the Meadow Ranch property owners to connect to it. He discussed the conceptual development plans for the property. Alternate Commission Member Woodruff asked if they had an intended land use for the site. Mr. Sanchez stated that there were conceptual plans for an office development. Alternate Commission Member Woodruff asked if they have the right to do office under the current zoning, why rezone the property or just rezone the rear property. Mr. Sanchez stated the rezone was to clarify development standards. Commission Member Kuykendall expressed concerns about other uses allowed under "C2" – Local Commercial District that would ultimately be developed if the rezoning request were approved. She stated that the intent discussed at the meeting was not necessarily what would be developed on the property. Mr. Moss mentioned some of those allowable uses. He stated that there was not layout tied down to the proposed rezoning request. Commission Member McCall asked if the "C2" – Local Commercial District would allow more intense uses compared to the existing commercial properties. Mr. Moss stated that the surrounding commercial properties do not have layouts tied down to their zonings. Commissioner McCall asked about the intensity of the proposed zoning in comparison to the neighboring zonings. He stated that the proposed rezoning request was less intense than the zoning on the veterinary clinic property and the industrial zoning to the east of the subject

property. Alternate Commission Member Woodruff asked if it would be possible to add language regarding adding the screening walls near the entrance of the Meadow Ranch development. Ms. Arnold stated that Staff would need to work with the applicant on the language to do something like this, especially since they were talking about an area not included in the rezoning request. Commission Member Doak questioned why the applicant was making the proposed rezoning request if they have the right now to do what they want to do. He stated that something just did not seem right to him. Alternate Commission Member Woodruff stated that he felt the proposed rezoning request was appropriate. He stated that U.S. Highway 380 (University Drive) was a commercial corridor. Alternate Commission Member Wattley stated that he would feel better if they considered tabling the request to go back to speak with the Meadow Ranch property owners. Commission Member Kuykendall stated that she would support tabling the request. She stated that she still had a lot of questions and did not feel that currently she could support the request. Commission Member McCall stated that he felt they would development something better than was currently on the property. He asked questioned if they could build what they want on the property now, then why they were requesting to rezone the property. Commission Member McCall concurred with the suggestion to table the request. Chairman Cox stated that he felt the proposed rezoning request was appropriate. He stated that he supported the applicant's request and Staff's recommendation for approval. Commission Member Doak stated that he didn't disagree that U.S. Highway 380 (University Drive) was a commercial corridor and this could make a good commercial property. He stated that he was struggling that they had come before the Commission

four times requesting to rezone the property. Commission Member Doak stated that something did not smell right with this request. He expressed concerns on what could be built if the proposed rezoning request were approved. Commission Member Doak stated that in reality the zoning would allow other uses than what Mr. Sanchez discussed. Chairman Cox stated that they would be tying down some guidelines with the proposed development standards. Commission Member McCall stated that he was in support of the request until Mr. Sanchez talked about possible other developments that could be built on the property, then he was no longer in support of the request. Commission Member Doak made a motion to deny the proposed rezoning request; however, then withdrew the motion. Alternate Commission Member Woodruff asked about having Mr. Sanchez discuss the proposed plans for the property with the Meadow Ranch residents. Commission Member Doak stated that since this was the fourth rezoning request for this property that he felt that ever effort had been made by both sides. Alternate Commission Member Woodruff stated that there were new homeowners, U.S. Highway 380 (University Drive) had grown since the last request, and the proposed rezoning request had changed from the previous request. He stated that he would like to see them bridge the gap. Chairman Cox questioned how much engagement had taken place with the Meadow Ranch property owners and the applicant. Commission Member Kuykendall stated that she was in favor of tabling the request as long as the discussion with the Meadow Ranch property owners and the applicant actually takes place. Ms. Arnold asked Mr. Sanchez his preference on tabling the request. Mr. Sanchez requested that the item be tabled to the next Planning and Zoning Commission meeting. He stated that

he was willing to meet and talk with the Meadow Ranch residents. On a motion by Commission Member Doak, seconded by Commission Member Kuykendall, the Commission voted to reopen the public hearing, with a vote of 6-0-1. Vice-Chairman Mantzey abstained. On a motion by Alternate Commission Member Woodruff, seconded by Alternate Commission Member Wattley, the Commission voted to continue the public hearing and table the request to the February 23, 2021 Planning and Zoning Commission meeting, with a vote of 6-0-1. Vice-Chairman Mantzey abstained.