

PLANNING & ZONING COMMISSION MEETING OF 06-23-15 ITEM #15-129SP

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Matt Robinson, AICP, Planning Manager

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Brewery (TUPPS Brewery), Located at 721 Anderson Street

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached;
2. The applicant receive approval of a Design Exception to not provide 75% primary finishing materials consisting of masonry, architectural concrete masonry unit, precast concrete, tilt up concrete panels, cementitious fiber lap/shingle siding, stucco, tile, terra cotta or architectural metal;
3. The applicant receive approval of a Design Exception to not meet the 65% transparent storefront window requirement on ground floor façades along a Pedestrian Priority "B" Street (Anderson Street);
4. The applicant receive approval of a Design Exception to not provide the ground floor retail storefront along a Pedestrian Priority "B" Street (Anderson Street);
5. The applicant receive approval of a Design Exception to not provide a flat or low pitched roof with parapet.

**APPLICATION SUBMITTAL DATE:** May 11, 2015 (Original Application)  
June 3, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to add a metal grain silo to the existing Tupps Brewery site, on approximately 1.37 acres located at 721 Anderson Street. Site plans within the "MTC" – McKinney Town Center Zoning District can be approved administratively by Staff; however, the applicant has requested Design Exceptions related to the architectural design. These items are discussed in further detail below.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block A of the Cotton Mill Addition.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MTC" – McKinney Town Center Zoning District (Cotton Mill Core – Office, Commercial and Residential Uses)	Tupps Brewery
North	"MTC" – McKinney Town Center Zoning District (Cotton Mill Core – Office, Commercial and Residential Uses)	Cotton Mill / Offices
South	"MTC" – McKinney Town Center Zoning District (Cotton Mill Core – Office, Commercial and Residential Uses)	Vacant / Undeveloped Land
East	"ML" – Light Manufacturing	Timber Blind Manufacturing Company
West	"MTC" – McKinney Town Center Zoning District (Cotton Mill Core – Office, Commercial and Residential Uses)	Cotton Mill / Offices

**ACCESS/CIRCULATION:**

Adjacent Streets: Anderson Street, 40' Right-of-Way, Pedestrian Priority "B" Street

**PARKING:** The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**SOLID WASTE CONTAINERS:** The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

**LANDSCAPING REQUIREMENTS:** The applicant has satisfied all landscaping requirements of the "MTC" – McKinney Town Center Zoning District of the Zoning Ordinance.

**SCREENING REQUIREMENTS:** The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties.

**LIGHTING AND GLARE REGULATIONS:** The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

**BUILDING SITE AND DESIGN STANDARDS:** Within the “MTC” – McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Site and Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan. As proposed, the building elevations do not meet the following Building Site and Design Standards of the MTC:

1. To not provide 75% primary finishing materials consisting of masonry, concrete masonry unit, precast concrete, tilt up concrete panels, cementitious fiber lap/shingle siding, stucco, tile, terra cotta or architectural metal;
2. To not provide 65% transparent storefront windows along the ground floor façade;
3. To not provide the ground floor retail storefront;
4. To not provide a flat or low pitched roof with parapet.

The applicant has requested Design Exceptions to these requirements, discussed further below.

**DESIGN EXCEPTION:** A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” – McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;

- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

Staff has no objections to the requested design exceptions related to building design. However, Staff has concerns that the placement of a 28' tall metal grain silo along the street frontage could be detrimental to future development in the area.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

- Sidewalks: Existing along Anderson Street.
- Hike and Bike Trails: Not Applicable
- Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer
- Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

**DRAINAGE:** The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

**FEES:**

- Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)
- Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
- Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or in opposition to this request.

**ATTACHMENTS:**

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Silo Elevations
- PowerPoint Presentation