

16-166SP Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan for a Mixed-Use Development (Downtown McKinney Blocks A & B), Located on the Southeast Corner of Davis Street and Tennessee Street. Planning Manager Samantha Pickett stated that the applicant is requesting approval of a site plan and façade plan for a mixed-use development located on the southeast corner of Davis Street and Tennessee Street, known as the nine-acre site. The Site Plan includes a multi-family component featuring 330 units and approximately 20,000 square feet of non-residential. Per the agreement, the applicant is seeking action on the plan prior to the September 1, 2016 deadline. The applicant has requested nineteen design exceptions to the space limits, screening, design and materials for the project. Staff has no objections and recommends approval. Applicant, Mr. Mark Wolf, JHP, stated that relative to some of the design exceptions, some of those are attributable to the concept plan which was hammered out over many work sessions. We are requesting exceptions for some of the setbacks of the building. That is predicated on providing the on-street parking or saving trees while providing a good active retail zone between the building and street so we could provide dining outside of the retail. We have an exception for a curb cut on Davis to get to the parking garage. Another aspect, the issue of transparency, which is great for the retail. The only exception is the residential use. We have residents living at grade on Tennessee where more transparency means more window coverings and blinds. Mr. Wolf stated that they have been faithful to the original rendering in terms of the basic concept. Mr. Wolf stated that what you can't see in the elevation is that Davis Street is broken down to seven or eight components and while there is not much brick on the hard corner, we think that corner is bold which draws people down the street to this block. The other thing going on about mid-block is the garage,

which is purposely set back 40 feet from the face of the retail and 65 feet from the curb, which really breaks up the whole block into two pieces. Council member Day stated he cannot approve it the way it looks. Council member Rainey stated that there is something that does not fit and it needs to fit downtown. Councilwoman Rath asked about awnings and why there is such a uniformity of them. Our square is so unique that every awning is different and that gives it personality. Ms. Rath also feels the color palette is too dark. Mr. Wolf stated that the storefront canopies on the renderings are just a placeholder. The intention is each tenant will design their own unique storefront canopy and it will have to comply with the basic PD. We fully expect the retail to have a variety of entrances, canopies, and graphics. The exceptions to the material used for the panels is an upgrade. It is a good durable product that is more substantial than stucco or plaster. Mayor Pro Tem Pogue stated that in regards to the design exceptions on this list, Council is concerned with the number of exceptions and setting a precedent for future development. He stated that he understands that each storefront will be customized by the user and that is good, but the only caveat is what we approve tonight from a façade perspective is what we are adopting. As far as the tripartite design, I think in all these elevations you can see that we've achieved that unless there is a full block length of building. Mr. Wolf stated that one of the exceptions requested is for functional purposes. On Tennessee Street, there is a courtyard with a pool so we asking for a seven foot wall to screen that from the street. Mayor Loughmiller asked about the community outreach they did with the residents in the historic neighborhood district and their vision of the project being developed. Mr. Wolf stated they have had only positive feedback from the Chestnut Square group and to his knowledge have not received any negative comments. Mayor Loughmiller called for public comments. Mr. TJ Lane, 802 W. Hunt Street, McKinney, asked how much public

subsidy was provided to this project, will this property be private property and on the tax rolls, and if there were any other incentives provided.

The following individuals spoke against the proposed Site Plan:

Ms. Fredda Perkins, 523 W. Hunt Street, McKinney

Mr. Tom Michero, 1108 Tucker Street, McKinney

Ms. Coryanne Ettiene, 510 Jones Street, McKinney

Ms. Cathy Woodyard, 406 S. Chestnut Street, McKinney

The following individuals did not wish to speak but wanted their opposition entered into the record:

Ms. Diane Craig, 309 N. Benge Street, McKinney

Ms. Dusti Calandar, 211 N. College Street, McKinney

Mr. Clint Scofield, 1101 Hill Street, McKinney

Ms. JoAnn Scofield, 1101 Hill Street, McKinney

Ms. Sharon Carter, 412 W. Louisiana Street, McKinney

Mr. Charles Carter, 412 W. Louisiana Street, McKinney

Ms. Kathryn Waite, 417 W. Louisiana Street, McKinney

Ms. Kim Black, 509 N. Kentucky Street, McKinney

Council unanimously approved the motion by Council member Ussery, seconded by Mayor Pro Tem Pogue, to close the public hearing.

Mayor Loughmiller stated that this project is important to the City of McKinney and to the Council. The Council has spent a lot of time, effort and energy trying to find a development that will work within the downtown area. One of the commitments we made in this process was that we were willing to take the time to come up with something that would fit into the fabric of the downtown area and work with the historic nature of our square and the interest and concerns of the residents that live around the area. I want to make sure we understand that my goal is to make sure that we have a project that we are all proud of and is unique to our community. Mr. Loughmiller requested that this item be tabled. I know that we have some requirements in our agreement as it relates to

timing but I'm less concerned about the timing element as I am about making sure the project goes forward and we have something everybody wants. Council member Ussery stated that the significance of this project to McKinney and to the downtown area can't be understated. Mr. Ussery stated that we are fortunate to have a quality developer with Columbus Realty. I think it is essential that all this is reconciled to our expectation and the public's expectation. In my mind, what would go a long way to improve this design would be a stronger cap at the top, a lot less panels on that corner building, and a stronger color palette. I support this project and want it to happen but I want it to be a spectacular piece of architecture. Mayor Pro Tem Pogue stated that he wants the project to happen and wants it to have that wow factor. I am in favor of tabling it and allowing for an alternate session in which a new presentation could be made with the altered changes and allow for public input at that time. I would also ask the City Manager to look into the subsidy component just for clarification. The project incentive, for public record, was the land value was put in as the project. For the phase 1 component was \$1.25 million, phase 2, the office component, was another \$250,000, and the waiver of fees. What that entailed was the 200 parking spaces for public use for that value and for this project. Council unanimously approved the motion by Councilwoman Rath, seconded by Council member Branch, to table this item indefinitely and ask our City Manager to work with staff and our developer to come up with a new timeline to come back to Council.

16-835 Mayor Loughmiller called for Consideration/Discussion/Action on a Resolution Renaming the Wilson Creek Softball/Baseball Complex Located at 1401 Wilson Creek Parkway the "Grady Littlejohn Softball/Baseball Complex". Assistant Director of Parks and Recreation Ryan Mullins stated this item is to rename the Wilson Creek complex to Grady Littlejohn Softball/Baseball Complex. The Parks Department