

DRAFT - Planning and Zoning Commission Meeting Minutes of October 25, 2016:

16-270SP2 Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development (The Kinstead), Located on the Northeast Corner of McKinney Place Drive and State Highway 121 (Sam Rayburn Tollway)

Mr. Aaron Bloxham, Planner I for the City of McKinney, explained the proposed site plan request. He stated that the applicant was planning to construct a 386-unit multi-family development. Mr. Bloxham stated that typically site plans were approved by Staff; however, the applicant was requesting approval to reduce the amount of enclosed parking from the required 50% of the units to 30% of the units, which must be considered by the Planning and Zoning Commission before going before City Council for consideration. He stated that this project had come before Planning and Zoning and had received a recommendation of approval; however, City Council denied the previous request. Mr. Bloxham stated that City Council would have liked to see more architectural enhancements to the buildings. He explained the changes between this request and the previous request for this project. Mr. Bloxham stated that they were keeping the same layout. He stated that the enclosed parking was reduced. Mr. Bloxham stated that they were still planning to increase the size of the open space. He stated that the applicant removed the additional amenities from this request; however, they planned to provide them as part of the development. Mr. Bloxham stated that they were adding 55 additional Crape Myrtles to various locations around the site. He stated that they had increased the architectural enhancements by increasing the required masonry percentage from 50% to 75% for all elevations that face a public right-of-way. Mr. Bloxham stated that they plan to place all of the mechanical, heating, and air conditioning equipment on the rooftops.

He stated that Staff recommended approval of the proposed site plan as conditioned in the Staff report and offered to answer questions.

Commission Member McCall asked if the applicant had meet all of City Council's requests from the original denial. Mr. Bloxham stated that City Council did not give specifics, other than they wanted to see additional architectural features. He stated that the applicant did add some additional architectural features to this request by increasing the masonry on the buildings.

Commission Member Mantzey asked about a facade plan for this project. Mr. Bloxham stated that one had not been turned in at this time.

Commission Member Mantzey asked if City Council gave any feedback regarding the decrease in enclosed parking spaces provided at this site. Mr. Bloxham stated that he was not aware of any feedback on the request to reduce the enclosed parking spaces.

Commission Member Mantzey asked about the variances from the Fire Marshal's Office. Mr. Bloxham stated that they proposed to have some planters along an emergency access only area. He stated that they had also discussed the fire department connection (FDC).

Commission Member Smith asked if the additional enhancements were offered in exchange for the reduction in covered parking. Mr. Bloxham said yes.

Mr. Martin Sanchez, Sanchez and Associates, 2000 N. McDonald St., McKinney, TX, explained the proposed site plan request. He stated that after City Council denied the previous request that they had worked with City Staff to make additional enhancements to the proposed development. Mr. Sanchez stated that the 50% enclosed parking requirement had an option to decrease the percentage amount if certain other things were accomplished. He stated that there had been some questions on the

definition of an enclosed parking versus covered parking. Mr. Sanchez stated that the proposed architecture was unique to McKinney and more expensive. He felt it was a better product. Mr. Sanchez stated that the proposed site plan should address what was originally approved by the Planning and Zoning Commission and the additional requirements requested by City Council. He offered to answer questions and asked for a favorable recommendation.

Commission Member Smith asked what the applicant's benefit was to reducing covered parking for the proposed development. Mr. Sanchez stated that there was not a benefit to reducing covered parking as much as it was a space limitation. He explained that they could fit only so much tuck under parking in each building. Mr. Sanchez briefly discussed the possibility of having standalone parking pod at the site; however, stated that he was not a fan of them. He stated that the parking pods end up turning into storage units.

Chairman Cox asked Mr. Sanchez if he was in agreement with the conditions listed in the Staff report. Mr. Sanchez stated that he concurred with the Staff report. He also stated that City Staff and his team worked diligently to come up with these solutions.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 15, 2016.