

PLANNING AND ZONING COMMISSION

JULY 10, 2018

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, July 10, 2018 at 6:00 p.m.

City Council Present: Mayor George C. Fuller, Chuck Branch, Charlie Philips, and Tracy Rath

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Deanna Kuykendall, Cameron McCall, Mark McReynolds, Pamela Smith, and Richard Franklin - Alternate

Commission Member Absent: Janet Cobbel

Staff Present: City Manager Paul Grimes; Executive Director of Development Services Michael Quint; Director of Parks and Recreation Michael Kowski; Director of Planning Brian Lockley; Planning Manager Matt Robinson; Planners Melissa Spriegel, David Soto, and Rhys Wilson; and Administrative Assistant Terri Ramey

There were approximately 35 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following five Consent items.

18-566 Minutes of the Planning and Zoning Commission Regular Meeting of June 26, 2018

18-0126PF Consider/Discuss/Act on a Preliminary-Final Plat for 199 Single Family Residential Lots and 10 Common Areas (Trinity Falls Planning Unit 3, Phase 3), Located Approximately 1,708 Feet North of Trinity Falls Parkway and on the East Side of Future CR 281

18-0152PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2 and 3, Block A, of Propitious Addition, Located on the Northeast Corner of McKinney Ranch Parkway and Hardin Boulevard

18-0133CVP Consider/Discuss/Act on a Conveyance Plat for Lots 6R and 8, Block A, of the Tour Drive South Addition, Located Approximately 400 Feet North of Collin McKinney Parkway and on the East Side of Custer Road

18-0121CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R and 3, Block A, of the Skyline University Addition, Located on the North East Corner of Skyline Drive and West University Drive

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

18-0040Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG-18" - General Residence District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow Commercial and Multi-Family Residential Uses, Located Approximately 830 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University Drive). Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 10.62 acres of land generally for commercial and multi-family uses. Ms. Spriegel stated that Staff is supportive of the "C2" – Local Commercial District zoning along U.S. Highway 380 (University Drive). She stated that Staff has concerns with the proposed multi-family residential uses, as the development regulations increase not only the land area for multi-family uses, but also the intensity of the potential development beyond that allowed under the current zoning. Ms. Spriegel stated that the proposed development regulations allow for a number of modifications that do not meet the current minimum standards for multi-family residential development, such as decreased landscaping, screening, and architectural standards. She stated that Staff is of the opinion that these will not create an

innovative development. Ms. Spriegel stated that “PD” – Planned Development Districts may not be approved without ensuring a level of exceptional quality or innovation for the associated design or development. She stated that the applicant has indicated that this will be satisfied by providing increased masonry from 50% up to 60% and additional amenities. Ms. Spriegel stated that Staff is of the opinion that the 10% increase in masonry is not enough to ensure exceptional quality or offset the reduction in the other standards. She stated that additionally the proposed enhancements are private in nature, such as private balconies or patios and an internal courtyard, and would not provide a clearly visible benefit to the site and surrounding area as a whole. Ms. Spriegel stated that the Northwest Sector Study specifically notes that depths of 750 to 1,000 feet along U.S. Highway 380 (University Drive) should be preserved for non-residential development. She stated that given the growing development along the major regional highway, it is Staff’s professional opinion that the rezoning request is not appropriate for the subject property, as a property of this depth should serve as a transition from more intense development along U.S. Highway 380 (University Drive) to the less dense residential development to the north. Ms. Spriegel stated that this is consistent with both the current Future Land Use Plan (FLUP) and the ONE McKinney 2040 Comprehensive Plan Update, which both designate the area for commercial uses. She stated that the proposed rezoning request is also in conflict with the Multi-Family Policy, which states that if the Future Land Use Plan (FLUP) does not designate the property for multi-family uses, then the request will be recommended for denial unless certain requirements are met. Ms. Spriegel stated that given the intensity of the multi-family residential use, proposed modifications, and lack of conformance with the Northwest Sector Study and Multi-Family Policy, Staff recommends denial of the proposed rezoning request. She offered to answer questions. Alternate Commission Member Franklin asked how many

multi-family units could be developed under the current zoning on the property compared to the proposed zoning. Ms. Spriegel stated that under the current zoning approximately five acres of the property is designated for multi-family uses. She stated that on that five acres they could have a maximum of 24 dwelling units per acre, which would allow up to 120 units. Ms. Spriegel stated that with the proposed rezoning, it would bring the multi-family area up to approximately six acres and would increase the density to 40 dwelling units per acre, for a total of approximately 248 units. Mr. Brett Mann, 2595 Dallas, Parkway, TX, gave a presentation. He stated that there was one single-family homeowners association (HOA) in the vicinity. Mr. Mann stated that the property is currently zoned for garden apartments. He stated that they were asking for increased density for the purpose to create an integrated, mixed use project that is walkable and ultimately results in a much higher quality multi-family development. Mr. Mann stated that he did not feel that this would be considered new multi-family zoning. He stated that the property is already zoned for multi-family and they are just seeking to change it and develop it a different way. Mr. Mann stated that Staff feels that since the property to the west is also zoned for multi-family uses that it creates two multi-family zoning districts that are too close to each other. He stated that he did not believe that they were in violation of that standard. Mr. Mann stated that Staff believes that more than 10% of the units in this sector will be multi-family if this rezoning request is approved. He stated that he was unsure how Staff calculated the percentage of multi-family units in an area. Mr. Mann felt that Staff should be looking at the actual multi-family units already built and not estimate future residential housing units. He stated that he only knew of one other existing multi-family development in this sector. Mr. Mann stated that if Staff calculated it that way then they would be safely within the 10% standard. He stated that there are two exceptions allowed when going beyond the 10% calculation that would be considered acceptable.

Mr. Mann stated that he believes that they fall under both of those exceptions. He stated that the first exception is if you are providing a vertical mixed-use development. Mr. Mann stated that they proposed retail-ready ground spaces. He stated that the second exception is for urban multi-family developments. Mr. Mann stated that they are proposing structured parking, higher ceilings, and integrated open spaces. He stated that if the proposed rezoning request is not approved, then the development alternate that they were left with would be garden style multi-family. Mr. Mann requested that the Commission consider the proposed design, the Northwest Sector Study, and the support that they have from the neighbors as evidence that what they are proposing is already an allowed use; however, it would be done better, in a more sustainable way, and at a higher quality. Mr. Thomas Meurer, BGE, Inc., 2595 Dallas Parkway, Frisco, TX, continued the presentation. He stated that they started the process for this development back in October 2017. Mr. Meurer stated that they have submitted 11 revisions to Staff trying to work through some of the details. He stated that they had met with Staff on four different occasions and had met with the nearby homeowners association (HOA). Mr. Meurer stated that they had taken in some of the comments from the stakeholder meetings held for the Northwest Sector Study into their design process. He stated that they pulled a lot of the development and concept plans from the City's website to see what commercial development was planned for the intersection. Mr. Meurer stated that there are some big box retail with pad sites in front. He stated that they were proposing to change the trend to a more pedestrian environment. Mr. Meurer briefly explained the proposed development. He stated that it is 10.6 acres, mixed residential and commercial uses, and would be a pedestrian-friendly environment. Mr. Meurer stated that they see a great value to having mixed-uses and focusing in on the central open space. He stated that they were trying to blend in to the single-family development to the north with proposing the townhome use

to transition down to single-family. Mr. Meurer stated that they would be maintaining the screening requirements and increasing the density of the landscaping in the buffer. He stated that they looked at the proposed architectural context of the surrounding commercial developments and wanted to enhance how they blend in with them and have a little bit of a different trend. Mr. Meurer offered to answer questions. Alternate Commission Member Franklin asked if they intend to build the commercial and multi-family uses at the same time. Mr. Meurer said no, that they would not be built concurrently. Alternate Commission Member Franklin asked which would be built first. Mr. Meurer stated that the urban residential and townhomes would be built first. He stated that they would put all of the infrastructure in place and then they would be ready for the commercial portion of the development. Commission Member McCall asked about access to U.S. Highway 380 (University Drive) for the residents on the property. He questioned if the residents would need to drive through the parking lots. Mr. Meurer stated that they will connect to U.S. Highway 380 (University Drive) in two locations. He stated that the feedback received from Engineering staff was to align with Bois D'Arc and extend the commercial drive to get the connection to U.S. Highway 380 (University Drive) with left and right turn options. Mr. Meurer stated that in the future there will also be a connection made to the left turn lane to the west. He stated that they will also have a cross connection to the east and west. Commission Member McCall asked if some of the entrances would be combined with the future adjacent multi-family development. Mr. Meurer stated that they should be able to tie in from the west. He stated that they were still working on some of the access points to the property. Vice-Chairman Mantzey asked if they had any discussions with the property owner to the west. Mr. Meurer stated that they had not spoken with the Trade Days owners at this time. He stated that they had spoken with the retail developer to the east and the residential neighbor to the north. Vice-Chairman Mantzey asked if they

or someone else controlled the out parcel. Mr. Meurer said it belonged to someone else. Alternate Commission Member Franklin stated that the proposed plan overlaps that out parcel. Mr. Meurer stated that they had preliminary discussions with them. He stated that they would like to do a joint venture to achieve the layout that they prepared for the restaurants. Mr. Meurer stated that they cannot finalize the discussions until the zoning is in place. Commission Member Smith stated that the primary objective from Staff is the extent of modifications they were requesting in addition to the increased density. She stated that the only tradeoff that she really saw was the increase of 10% masonry. Mr. Meurer stated that they had increased the masonry, increased the landscaping to the north, proposed additional amenities, added an open space available to the public, and integrated a 10-foot pedestrian connection throughout the entire site. Mr. Brett Mann stated that they were not asking the Commission Members to look at it from reductions to the standard requirements, just asking for different ways of doing it. Mr. Mann stated that to do a more expensive type of project that you need to have the density to support it. He stated that they are proposing a completely different product type than what would be allowed under the current zoning. Mr. Mann stated that they have a different vision for the property that is a higher, better and more sustainable use for the long term. Mr. Meurer stated that multi-family was allowed on both parcels. He stated that if they developed garden style multi-family, under the current zoning, there could be about 210 units. Mr. Meurer stated that he did not feel it was a big increase in density, just locating it in a more appropriate location on the site. Chairman Cox opened the public hearing and called for comments. Mr. Ronald Jordan, 2256 Catherine Lane, McKinney, TX, stated that he lives in Heritage Bend, located northeast of the subject property. He stated that there are approximately 182 residents in their subdivision. Mr. Jordan stated that they met with the developer to discuss the proposed development. He stated that he

is in support of the proposed development and felt it would be a quality project. Mr. Jordan stated that the only concern they currently have is regarding the screening by the proposed townhomes on the north side of the property. Mr. David Storck, 3805 Edward Drive, McKinney, TX, stated that he is the President of the Heritage Bend Homeowners Association (HOA). He stated that he considers the proposed development to be a live, work, play environment. He stated that development in this location is enviable. Mr. Storck stated that they like that the commercial portion would be facing U.S. Highway 380 (University Drive). He stated that they were in support of the proposed development. On a motion by Commission Member Smith, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing. Vice-Chairman Mantzey asked how Staff felt about proposing townhomes towards the back as a transition to the adjacent residential properties. Ms. Spriegel stated that Staff does not feel there would be enough of a transition from a 60-foot multi-family development down to 40-foot roof-top terraces located next to single-family residences. Commission Member McReynolds stated that he lives approximately one mile north of the proposed development. He felt that the applicant demonstrated that at every intersection there are large commercial developments with 90 foot signage planned in this area. Commission Member McReynolds stated that he liked that there are a variety of building types, with commercial towards the highway, proposed on the subject property. He believed that the proposed height changes were adequate as shown in the presentation. Commission Member McReynolds questioned presenting a sketch that includes a property that they do not completely own yet that and shows a major portion of the proposed commercial development located on it. He stated that what is proposed would be a good variety in this area. Alternate Commission Member Franklin asked for clarification on the different unit numbers mentioned by Staff and the applicant for what could currently be built on

the property. Ms. Spriegel stated that her calculation was based on what is currently zoned "RG-18" - General Residence District, which allows for multi-family development. She stated that the front portion of the property is currently zoned "C" – Planned Center District, which does allow multi-family; however, is primarily a commercial use district. Ms. Spriegel stated that she did not include the "C" – Planned Center District portion of the property into her calculations. Alternate Commission Member Franklin asked if they met the City's Architectural Guidelines. Ms. Spriegel stated that they had decreased from the multi-family standards by decreasing the offset requirements for the Type A and Type B buildings and allowing primary colors where the City's current requirements do not allow primary colors. Ms. Spriegel stated that Staff also has concerns about the proposed amenities and enhancements. Commission Member Smith stated that the concept plan included in the packet is for informational purposes only. She stated that she does not view the extent of modifications being requested to be in the best interests of McKinney. Commission Member Smith stated that she would be supporting Staff's recommendation for denial. Commission Member Kuykendall asked how many of the single-family residents have been reached out to regarding the proposed development. Ms. Spriegel stated that she was unsure how many of the residents were notified. She stated that the properties within the circle outlined on the map included in the Staff report received a notification postcard in the mail from the City of McKinney. Commission Member Kuykendall questioned if Mr. David Storck was speaking on behalf of the Heritage Bend Homeowners Association (HOA) or just sharing his personal views. She asked if the homeowners association reached out to the residents about the proposed development. Mr. Storck stated that he represents the homeowners association. He stated that there were approximately six people in the corner located near the proposed development and that they had not been personally contacted. Mr. Storck stated that they sent

out information regarding this Planning and Zoning Commission meeting on the homeowners association's website. He stated that none of the community members were present at this Planning and Zoning Commission meeting. Mr. Storck stated that he believes that it is a good plan and supports it. Commission Member Kuykendall stated that she would be supporting Staff's recommendation for denial. Vice-Chairman Mantzey asked if the multi-family zoning continued to the west tract. Ms. Spiegel stated that the tract to the immediate west is zoned "RG-18" – General Residence District, which allows for single-family and multi-family residential uses. Vice-Chairman Mantzey asked if the adjacent tract to the west was approximately the same size tract as the applicant has now. Ms. Spiegel was unsure of the actual size of the adjacent tract. She stated that it appears to be approximately the same size as the zoning line splits at the same location on both tracts. Vice-Chairman Mantzey stated that he has concerns about the lack of control of the corner property, zoning with front commercial, presenting a walkable live, work, play concept when you do not fully control the property. He stated that the applicant did a nice job in their presentation. Vice-Chairman Mantzey stated his concern that even with the amount of work that they have done with City Staff to work through the issues, Staff could still not come to a recommendation for approval on this request. He also had concerns regarding the amount of setbacks and lack of extra amenities to the development. Vice-Chairman Mantzey stated that he would be supporting Staff's recommendation for denial. Alternate Commission Member Franklin concurred with Vice-Chairman Mantzey's concerns about the corner property. Alternate Commission Member Franklin stated that the corner property seems to be an afterthought and that the proposed development is more about the multi-family portion. He stated that this area is going to be a tremendous commercial corridor. Alternate Commission Member Franklin stated that he agrees with Staff's recommendation. On a motion by Commission Member Kuykendall,

seconded by Commission Member Smith, the Commission unanimously voted to recommend denial of the proposed rezoning request. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 6, 2018.

17-0017Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Commercial, Hotel/Motel, Outdoor Amusement and Multi-Family Uses, Located at the Northeast Corner of Henneman Way and Alma Road and on the South Side of Collin McKinney Parkway. Mr. Matt Robinson, AICP, Planning Manager for the City of McKinney, explained the proposed rezoning request. He stated that request is to rezone the subject property to "PD" – Planned Development District, primarily for commercial, hotel/motel, outdoor amusement (consisting of mini-golf), and urban multi-family uses. Mr. Robinson stated that the applicant is proposing to build upon the established urban environment created by Parkside at Craig Ranch and the future HUB121 development. He stated that it would also create a linkage to the Craig Ranch Corporate Center to the west and to the McKinney Soccer Complex to the east, while also setting the stage for additional commercial/retail/office uses to the south. Mr. Robinson stated that the applicant proposes to break up the property into five separate tracts. He stated that Tracts 1, 2, and 3 would be located at the northern end of the property, primarily intended for commercial uses following the "C2" – Local Commercial District standards with some modifications primarily to the masonry standards and some of the heights. Mr. Robinson stated that Tracts 4 and 5 would follow the "C2" – Local Commercial District standards; however, all but

four acres of tract 5 would be permitted for urban multi-family uses. He stated that as part of the standards there would be established build-to lines, increased heights, structured parking, and wider sidewalks. Mr. Robinson stated that in addition to that there are two linear parks with a central park in the middle proposed. He stated that Staff saw the opportunity to create an urban, walkable environment, and build upon what was already established with Parkside at Craig Ranch, continue that development, provide important linkages to the west and east, while also providing a transition area to the north where you start to see more of the single family residential and townhome type developments. Mr. Robinson stated that Staff was recommending approval of the proposed rezoning request and offered to answer questions. Vice-Chairman Mantzey asked about the masonry and height proposed changes to the commercial areas. Mr. Robinson stated that the "C2" – Local Commercial District areas would have 80% masonry finishing on structures under three stories, as opposed to the 50% required by the City's ordinance. He stated that once a building goes over three stories the masonry finishing required is less than 80%. Commission Member Smith asked if Staff knew the overall number of multi-family units currently in this area. Mr. Robinson stated that the subject property is located in the "REC" – Regional Employment Center, which allows multi-family development throughout the district and is basically exempt from the 10% multi-family policy. Commission Member Smith asked where the multi-family units were being proposed on the subject property compared to the Parkside at Craig Ranch development. Mr. Robinson stated that the Parkside development is located to the west. He stated that four acres at the corner of Alma Road and Henneman Way would be reserved for commercial uses. Mr. Robinson stated that while the two tracts allow multi-family uses, they also allow commercial uses. Commission Member Smith asked if 400 multi-family units were allowed under the current zoning and the applicant is requesting to increase that

number up to 2,300 units with the proposed rezoning. Mr. Robinson stated that on the entire property that the applicant could potentially develop 900 – 1,200 garden style units. He stated that you have to take into consideration site plan requirements to see how that number would play out. Mr. Robinson stated that the applicant is proposing a minimum of 50-units per acre to a maximum of 65-units per acre for multi-family development, with an overall cap of 2,300 units. Commission Member Smith asked for the distance from the southern point of Tract 5 to State Highway 121 (Sam Rayburn Tollway). Mr. Robinson stated that it was approximately 700 – 1,000 feet. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that they had been working with Staff since last fall on this case. Mr. Roeder briefly discussed some of the surrounding developments around the subject property. He stated that there is a 1,000-foot delineate from the right-of-way of State Highway 121 (Sam Rayburn Tollway) north, which the City's Comprehensive Plan states that should be reserved for commercial, non-residential uses. Mr. Roeder stated that line encroaches some places near Henneman Way, so that there is not enough distance within the 1,000 feet on the north side of Henneman Way for commercial development. He stated that they were treating Henneman Way as the line of demarcation below where you would not have residential development. Mr. Roeder stated that the closer number of total multi-family units that might be allowed would be 2,000 – 2,050. He stated that the initial calculation showing a total number of units as 2,300 included the commercial corner at Alma Road and Henneman Way. Mr. Roeder stated that was less than what was across the street at Parkside at Craig Ranch. He stated that State Highway 121 (Sam Rayburn Tollway) creates a significant barrier to pedestrians and traffic to participate in the various venues in the Craig Ranch area. Mr. Roeder stated that a close pedestrian population is needed to sustain the

developments along State Highway 121 (Sam Rayburn Tollway). He stated that there is not guarantee that what is shown in blue for Tracts 4 and 5 would not end up being multi-family developments. Mr. Roeder stated that they had met or exceeded the City's standards for high density multi-family in the development regulations, if multi-family was to develop on Tracts 4 or 5. He stated that they had established a higher proportion of structured parking than is required. Mr. Roeder stated that they had increased the amenity package beyond what is required. He stated that they were not seeking any variances. Mr. Roeder stated that the ad valorem value of a high density, urban, multi-family development with structured parking could outpace the ad valorem value of a typical office development. He stated that the Plano Independent School District recently did a survey to calculate the number of student in multi-family developments, which included some of the developments in Craig Ranch. Mr. Roeder stated that they calculated that per 1,400-unit multi-family development there are 0.08 students per unit. He did not believe that the subject property would be a burden to the school district once developed. Mr. Roeder reiterated that the proposed development would help make HUB121 development sustainable. He offered to answer questions. Commission Member Smith asked if Mr. Roeder was stating that we need more multi-family to attract commercial development. Mr. Roeder stated that if we are looking at the type of commercial development that he believes the City wants then you need more residential density in the area and that this is a great opportunity to make that a very sustainable environment. He stated that there is a great road system and pedestrian system in this location. Mr. Roeder stated that he believes that it is appropriate to have great densities here. Chairman Cox opened the public hearing and called for comments. Mr. David Craig, Master Developer of Craig Ranch, 6850 TPC Drive, McKinney, TX, explained the proposed rezoning request and discussed some of the surrounding developments. He stated that Craig Ranch has been under

development for approximately 18 years. Mr. Craig thanked the current and previous Planning and Zoning Commission Members for their service. He stated that at the 2001 Andres Duany Charrette, which included many City officials and involved stakeholders, the intent was to create an urban environment at Craig Ranch. Mr. Craig stated that this type of use would not be appropriate throughout the city; however, it does make sense in isolated cases. He stated that this would be a true mix of uses. Mr. Craig stated that they were trying to have a walkable environment that feeds back down into the HUB121 development. Mr. Dale Hoelting, 2513 Mosswood Drive, Carrollton, TX, stated that he and his wife own the Beaches at Craig Ranch. He asked how the proposed rezoning request might affect their current zoning. Mr. Hoelting also asked how it might impact their zoning in the future if they decided that they want to rezone their property. He stated that he was not for or against the proposed rezoning request. Mr. Robinson stated that the proposed rezoning request would not affect the Beach at Craig Ranch. He stated that should the owner decide to rezone their property in the future it would be evaluated against the surrounding development and would be dependent on what they were desiring to do. On a motion by Commission Member McReynolds, seconded by Alternate Commission Member Franklin, the Commission unanimously voted to close the public hearing. Commission Member Smith asked Staff for the number of units at Parkside. Mr. Robinson stated that it was in the 1,500 – 2,000 range. Commission Member McReynolds stated that he was in support of the proposed rezoning request as recommended by Staff. He gave examples of some similar developments in the area. Commission Member McReynolds stated that it makes sense to have pedestrian infrastructure near areas with various restaurants. He stated that the proposed development would be a good addition to this area of the city. Commission Member Smith stated that Staff and the applicant have put a great deal of time and effort into this request. She stated that she does

not see anything tying the grand plan to the proposed zoning. Commission Member Smith stated that she was not convinced that we need to increase multi-family to sustain State Highway 121 (Sam Rayburn Tollway). She stated that multi-family uses were a big issue with the community in the last elections, especially along State Highway 121 (Sam Rayburn Tollway). Commission Member Smith stated that the other side of State Highway 121 (Sam Rayburn Tollway) falls within another city and they have maintained the corridor without having a lot of multi-family developments. She felt that this area already has plenty of multi-family uses. Commission Member Smith stated if the proposed rezoning request was approved that it would increase the value of the property for the owner. She stated that she was not in support of the proposed rezoning request. Alternate Commission Member Franklin stated that he was in support of the proposed rezoning request as recommended by Staff. He stated that McKinney is in competition with surrounding cities. Alternate Commission Member Franklin stated that Craig Ranch has a work, live, and play environment; therefore, it was essential to have the density there to keep the retail going. He stated that the corporate developments would also be within walking distance of the proposed restaurants in this area. Vice-Chairman Mantzey stated that multi-family provides employees with businesses and base for retail customers. He stated that it saddened him how some people label people who live in a multi-family development. Vice-Chairman Mantzey commended Mr. Craig for the master plan at Craig Ranch and the two decade risk that had many real estate cycles. He stated that he did not see any issues with creating value in the property. Vice-Chairman Mantzey stated that he was in support of the proposed rezoning request as recommended by Staff. Chairman Cox stated that there are areas in town different than others and this is one of those area. He stated that the entire Craig Ranch area has evolved and is still evolving. Chairman Cox stated that the Craig Ranch development has been well thought out.

He gave credit to Staff and the applicant for working through the major issues of the request. Chairman Cox stated that he was in support of the proposed rezoning request as recommended by Staff. On a motion by Commission Member McCall, seconded by Commission Member McReynolds, the Commission voted to recommended approval of the proposed rezoning request as recommended by Staff, with a vote of 6-1-0. Commission Member Smith voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 6, 2018.

17-0024Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone from "C"- Planned Center District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to Allow for a Telecommunication Tower, Located Approximately 985 Feet South of Bloomdale Road and on the East Side of U.S. Highway 75 (Central Expressway). Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 0.022 acres to allow for a support tower with communication antennas. She stated that typically commercial antennas and support structures are allowed by specific use permits (SUP) in most non-residential zoning districts if the proposed tower complies with certain requirements set forth within the Zoning Ordinance. Ms. Spriegel stated that the proposed support tower does not meet all of the requirements and must therefore request a rezoning of the subject property in order to allow the support tower with communication antennas. She stated that the applicant is proposing to place antennas on a 125-foot tall monopole tower support system, in the northeastern portion of the subject property. Ms. Spriegel stated that the proposed tower is approximately 21 feet from the northern property line

and over 100 feet from the southern, eastern, and western property lines. She stated that the properties to the north and west are currently undeveloped and are zoned for commercial uses. Ms. Spriegel stated that the property to the south and east is undeveloped and zoned for commercial and industrial uses. She stated that Staff feels comfortable with the property line setbacks as proposed given the subject property is located within an area designated for more intense commercial and industrial uses. Ms. Spriegel stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Ward Wilson, 7422 Centenary, Dallas, TX, stated that they intend to build a communications tower to support the growing technologies for the four major wireless carriers and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 6, 2018.

18-0173MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 1R, Block A, of the McKinney Commercial Addition, Located Approximately 185 Feet North of Elm Street and on the West Side of State Highway 5 (South McDonald Street). Mr. David Soto, Planner I for the City of McKinney, explained the proposed minor replat. He stated that the applicant is proposing to replat one platted lot, Lot 1, and an unplatted tract of land into one lot. Mr. Soto stated that the applicant indicated that this lot will be used for automobile sales. He stated that a site plan for the subject property was approved at the June 26, 2018 Planning and Zoning Commission meeting. Mr. Soto stated that the

applicant has met all the requirements of the Subdivision Ordinance, as such Staff recommends approval of the proposed minor replat as conditioned in the Staff Report. He offered to answer questions. There were none. The applicant was not present at the meeting to give a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Alternate Commission Member Franklin, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff.

18-0139MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1RB1, 3R and 8, Block E, of the Bray Central Two Addition, Located Approximately 320 Feet East of Redbud Boulevard and on the South Side of Bray Central Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed minor replat. He stated that the applicant is proposing to subdivide two existing lots into three lots, proposed Lot 1RB1, proposed Lot 3R, and proposed Lot 8 for industrial uses. Mr. Soto stated that the applicant has met all of the requirements of the Subdivision Ordinance, as such Staff recommends approval of the proposed minor replat. He offered to answer questions. Chairman Cox asked about access to the subject property. He stated that looking at the aerial exhibit there appears to be a drainage ditch on the southern property line. Mr. Soto stated that the plat shows an access point off of Corporate Drive. Mr. Randall Siemon, P.E., Dunaway Associates, 550 Bailey, Fort Worth, TX, the proposed minor replat. He stated that there would be a culvert and a bridge crossing the ditch along Corporate Drive. Mr. Siemon stated that they intent to develop the subject property for small office/warehouse uses. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McReynolds, seconded by Commission Member McCall, the

Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff.

18-0084FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan for a Restaurant (The Yard Phase 2), Located at 107 South Church Street. Mr. Matt Robinson, AICP, Planning Manager for the City of McKinney, explained the facade plan for The Yard Phase 2. He stated that facade plans were typically approved by Staff; however, the applicant has requested to utilize wood lap siding as the primary finishing materials on the building facades. He stated that the existing structure, which is currently being renovated on the subject property, was previously Café Malaga. Mr. Robinson stated that surrounding buildings to the west, north, and south also utilize wood lap siding. He stated that from Staff's perspective the use of wood lap siding continues the transition of the look of the buildings from the core of Downtown McKinney to the residential areas located immediately to the south and west. Mr. Robinson stated that Staff recommends approval of the proposed facade plan with the requested design exception. He offered to answer questions. Commission Member McReynolds asked where on the subject property the proposed additional building will sit. Mr. Robinson stated that it would be located along Cloyd Street. Ms. Alicia Tomlin, Gilmon Fox General Contractors, 122 Rose Lane, Frisco, TX, explained the facade plan request. She stated that they were proposing to use wood lap siding on the exterior of the additional building on the site, since it would be cohesive with design intent of the historical standards of the area. Ms. Tomlin stated that they want to keep the design ethics similar for all of the buildings on the property. She stated that the proposed building would be the beer garden on the property. Commission Member Smith stated that she follows Mr. Don Day's ventures in Downtown McKinney. She stated that she is pleased to see the proposed development at this location. Commission Member Smith stated that she loves the concept

and values the historic reference. She felt that we could use more places like this in the proximity of Downtown McKinney. Chairman Cox opened the public hearing and called for comments. Mr. Don Day, 110 E. Louisiana Street, McKinney, TX, stated that he had the restaurant at this property approximately 20 years ago. He stated that it had been a few restaurants at this location since the initial one. Mr. Day stated that what The Yard proposed blows the previous ones completely away. He stated the work that they are doing on the property is really starting to come together and was really impressive. Mr. Day stated that the development would be unique in nature and he requested approval of the request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Alternate Commission Member Franklin, the Commission unanimously voted to close the public hearing and approve the proposed facade plan as recommended by Staff.

18-0078FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Appeal for Facade Plan for Franconia Brewing Company Tap Room & Beer Garden, Located on the Northwest Corner of McKinney Parkway and Metro Park. Mr. David Soto, Planner I for the City of McKinney, explained the facade plan appeal. He stated that the applicant is requesting a facade plan appeal for a 5,994 square foot tap room and beer garden due to the proposed elevations not conforming to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts. Mr. Soto stated that the applicant is requesting four variances. He stated that the first two variances have a deviation from the City's 50% masonry on each elevation for a commercial use and to allow corrugated metal, which is a prohibited material in the Zoning Ordinance. Mr. Soto stated that the applicant proposed to stagger and stack shipping containers, which are made out of corrugated metal. He stated that the applicant believes that the

masonry requirement will hide the fact that these are shipping containers, which discourages what the company is trying to create. He stated that Staff's professional opinion is that the use of corrugated metal creates a unique building that fits in the industrial environment and is environmentally friendly in the reuse of the shipping containers. Mr. Soto stated that the use of the metal is consistent with the other building within the development. He stated that Staff has no objections to these two variance requests. Mr. Soto stated that for the third variance request, the City requires that elevations that are 50 feet or longer in horizontal length be interrupted by at least two offsets. He stated that the applicant is proposing to use staggered and stacked shipping containers with offsets; however, the offsets do not extend fully from the floor to the roof. Mr. Soto stated that it is Staff's professional opinion that the unique shapes of the buildings provide the changes in planes to create the visual interest intended by the requirement for offsets. He stated that Staff has no objections to the third variance request. Mr. Soto stated that for the fourth variance request, the City requires that the roof lines feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevations. He stated that the applicant is proposing to stagger and stack shipping containers with a flat roof line which is an important aspect of the unique design of the building. Mr. Soto stated that Staff has no objections to the fourth variance request. He reiterated that Staff recommends approval for all four variances and offered to answer questions. There were none. Mr. Dennis Wehrmann, 1920 Long Valley Court, Frisco, TX, stated that he is the founder and part owner of the Franconia Brewing Company. Mr. Kobey Seale, Conduit Architecture + Design, LLC, 402 Parker Street, McKinney, TX, briefly explained the proposed facade plan appeal and what they plan to develop. He stated that the subject property is located in an industrial district and feel like what they are proposing fits in there. Mr. Seale stated that they feel it would be an attraction, draw to the area, and would

create some excitement. He stated that they are asking for some exceptions to the City's requirements; however, that was due to the uniqueness of the proposed development. Mr. Wehrmann stated that this year is Franconia's tenth anniversary. He stated that they are one of the most environmentally friendly breweries in the United States and he believes that the use of shipping containers would help showcase it. Mr. Wehrmann stated that it would be a unique by nature feature to their site. Chairman Cox opened the public hearing and called for comments. There were none. Commission Member Smith stated that she is okay with the concept of using shipping containers in the proposed layout. She stated that Franconia Brewing Company is an established business in McKinney. Commission Member Smith complemented Mr. Wehrmann on wanting to continue to invest resources here. She thanked him and wished him the best success. Chairman Cox concurred with Commission Member Smith's comments. He stated that Franconia Brewing Company has been here a long time and is continuing to grow and expand. Alternate Commission Member Franklin concurred with Chairman Cox and Commission Member Smith's comments. On a motion by Vice-Chairman Mantzey, seconded by Mark McReynolds, the Commission unanimously voted to close the public hearing and approve the facade plan appeal as recommended by Staff.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 7:40 p.m.

BILL COX
Chairman