

issuance of a building permit: 2. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist.

**17-244Z** Mayor Fuller called for a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow Commercial, Single Family, Single Family Attached Residential and Multi-Family Residential Uses, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive, and Accompanying Ordinance. Director of Planning Brian Lockley stated the applicant is proposing to rezone for a planned development for commercial, single-family, single-family attached and multi-family residential uses. The property to the front of the development would remain commercial and the back of the property would allow for single-family, single-family attached and multi-family. The applicant would like to expand the hard corner so that he can get the maximum amount of commercial development. At the Planning and Zoning Commission meeting, staff recommended denial due to several issues that needed to be addressed. During that meeting, the applicant and the Planning and Zoning Commission negotiated those items and has addressed those concerns. The first concern was that all elevations of the buildings will be finished with a minimum of 80% stone and/or brick, with the remainder including one or more acceptable exterior finishing materials set forth in the code; uniform, decorative, low-level fixtures and poles will be provided along all public streets; and all free-standing signage shall be of a uniform and consistent design. The applicant has also agreed to change some of the language to be minimum instead of maximum and that language has been to clarify some of those setback standards. With that, the Planning and Zoning Commission does recommend approval. Now that the issues have been addressed through the requested changes by the Planning and Zoning Commission, staff recommends approval. The current zoning on the development is PD,

with a base zoning of Office and R-2. Currently, the western half of the property does not allow residential development but the eastern half does, which allows the single-family and multi-family uses. What they are requesting now is to move all the commercial to the front of the property along Eldorado and Stonebridge and move the residential development to the back of the property. Currently, the eastern half of the property fronting along Eldorado and Stonebridge is residential and does not allow commercial development. If this PD is approved, commercial development can occur along Eldorado and at the hard corner of Eldorado and Stonebridge. Mayor Pro Tem Rogers stated he would not support another multi-family development in this area. If we can specify that only townhomes be allowed, that would be acceptable. Council member Branch stated he would not be in favor of changing the zoning on commercial property to allow for more multi-family. City Manager Paul Grimes stated that staff has worked through the changes with the developer based on the recommendation of the Planning and Zoning Commission and now it is for the Council to make the decision. If the zoning change is approved, staff believes they have negotiated the terms of the development to make it acceptable to the City's design standards but the decision on approving the zoning change is reserved for City Council. Applicant, Mr. Bob Roeder, 1700 Redbud, Suite 300, McKinney, stated that this is a difficult piece of property. The eastern half of this property has a base zoning of BN, Neighborhood Business. Neighborhood Business allows for single-family, duplex, townhomes and multi-family development at 24 units per acre. The western half is currently zoned O-2, Office. We are simply requesting to rearrange the uses on the property. Executive Director of Development Services Michael Quint noted that the original Ordinance states the property is zoned R-1. R-1 and R-2 zoning refers to a base of BN per the City's zoning ordinance. Mr. Roeder stated we currently have multi-family

permitted on this property. The most logical solution is to change from the old zoning classification and adopt the new C-2 commercial district throughout the entire property with the hope that it will develop commercial. We will allow at the rear of the property multi-family but a minimum of 35 units up to 60 units per acre, structured parking for at least 80% of the parking spaces, and meet all multi-family standards as per City code. The 13 acres in the front of the property is reserved solely for commercial development. Mr. Quint referenced a provision in the existing PD that states a specific use permit is required for construction of a multi-family dwelling in the R-1 and likewise the R-2 district. They can build multi-family with the Council's approval. There is nothing allowed by right. Council member Philips stated he has a lot of respect for Mr. Roeder and his firm but at this point I would vote against this zoning change. Mayor Fuller called for public comments and there was none. Mayor Fuller read into record a letter of opposition from Mr. Kyle Abel. Council unanimously approved the motion by Council member Philips, seconded by Council member Elliott, to close the public hearing. Council unanimously approved the motion by Mayor Fuller, seconded by Councilwoman Rath, to reopen the public hearing and continue this item to the October 17th meeting.

**17-975** Mayor Fuller called for Consideration/Discussion/Action on a Resolution Approving the Recommendations of the Arts Commission for FY18 Grants and Annual Funding of the Arts in the City of McKinney. Housing and Community Development Manager and McKinney Arts Commission liaison Janay Tieken stated the Arts Commission met on August 17<sup>th</sup> and recommends the funding levels for the Arts Commission grant for fiscal year 2018 that were presented to Council in the agenda packet. Council unanimously approved the motion by Council member Elliott, seconded by Councilwoman Rath, to approve a Resolution approving the Recommendations of the Arts Commission for FY18 Grants and Annual