

PLANNING AND ZONING COMMISSION

JULY 25, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Jack Hatchell Collin County Administration Building, 4th Floor, Commissioners Court, 2300 Bloomdale, McKinney, TX, on Tuesday, July 25, 2017 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Pamela Smith, and Mark McReynolds - Alternate

Commission Member Absent: Brian Mantzey

Staff Present: City Secretary Sandy Hart, Planning Manager Matt Robinson, and Administrative Assistant Terri Ramey

There were two guests present.

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

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following two Consent items, with a vote of 7-0-0.

17-767 Minutes of the Planning and Zoning Commission Work Session of July 11, 2017

17-768 Minutes of the Planning and Zoning Commission Regular Meeting of July 11, 2017

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Item and Public Hearing on the agenda.

17-180SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail/Office/Hotel and Parking Garage Building, Located at 205 W. Louisiana Street

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed site plan request. He stated that the applicant proposed to construct a 44,000 square foot retail, office, and hotel building with an underground parking garage on approximately 0.348 acres, located at the southeast corner of Louisiana Street and

Church Street. Mr. Robinson stated that site plans could typically be approved by Staff; however, the applicant was requesting a design exception to allow driveway access along a Pedestrian Priority "A" Street (Louisiana Street) to accommodate an underground parking garage. He stated that the request was mainly due to the odd configuration of the property, limited frontage along Church Street, and the proximity of the driveway from the intersection of Church Street and Louisiana Street and the adjacent property to the south. Mr. Robinson stated that Staff had evaluated the request and had no objections to the proposed design exception. He stated that Staff recommends approval of the design exception to allow driveway access along Louisiana Street and proposed site plan as conditioned in the Staff Report. Mr. Robinson offered to answer questions. There were none.

Mr. Don Day, DFA, Ltd, 110 E. Louisiana Street, McKinney, TX, explained the request. He stated that they were asking to have the garage entrance off of Louisiana Street, which would allow them to have an additional ten parking spaces compared to if the entrance ramp was located on Church Street. Mr. Day explained that there were concerns with the historic building located next door and that Church Street being narrow, especially when someone parks on the street. He offered to answer questions.

Commission Member Smith asked if they had anticipated at the beginning of the project needing this design exception. Mr. Day stated that he was unaware of it at the beginning of the project. He stated that Mr. Robinson explained that they would need the variance for the entrance to the garage. Mr. Day stated that they were not required to have parking; however, he wanted to provide additional parking in Downtown McKinney.

Commission Member McCall asked if the parking provided in the proposed garage would be public or private parking. Mr. Day stated that it would be private parking for the people in the building.

Commission Member Smith stated that she appreciated the historic preservation effort and was aware of the need for additional parking in Downtown McKinney.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing and

approve the proposed site plan as recommended by Staff with the conditions listed in the Staff Report, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Cobbel stated that she was excited to see something being built at 205 W. Louisiana Street.

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:09 p.m.

BILL COX
Chairman