

Services. Caption reads as follows:

RESOLUTION NO. 2016-10-155 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS, AUTHORIZING THE AWARD OF A
CONTRACT TO DAVID'S PAINT AND BODY OF McKINNEY,
TEXAS, FOR AUTOMOTIVE PAINT AND BODY SERVICES

- 16-1053** Consider/Discuss/Act on an Amendment to the Development Agreement for the Willow Wood Development Generally Located East of State Highway 5 (McDonald Street) and Approximately 4,000 Feet North of F.M. 543 (Laud Howell Parkway)

END OF CONSENT

- 16-1057** Mayor Loughmiller called for Consideration/Discussion/Action on a Resolution of the City Council of the City of McKinney, Texas, Adopting a Policy for the Review and Consideration of Requests for Resolutions in Support of Housing Developments Seeking or Utilizing Low Income Housing Tax Credits and Providing for an Effective Date Upon Passage. Council unanimously approved the motion by Mayor Pro Tem Pogue, seconded by Council member Branch, to table this item to the November 1, 2016 regular meeting.

- 16-166SP2** Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade 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 the site plan facade plan for our mixed-use development on the 9-acre site with approximately 330 multifamily units and 20,000 square feet of nonresidential space. Comments provided to the Developer included increasing the cornice details, more patterned brickwork, and a stronger tie to the design of downtown. The revised elevations for the buildings on Block A feature a

stronger cornice feature, consisting of a wider metal cap and more prominent brickwork along the top of the building. The applicant has also added a soldier course brick band between floors on the residential portions of the building, added arched headers above a selection of residential windows along the first floor, and replaced the exterior-facing cementitious panels with stucco material. Mr. Robert Shaw, Columbus Realty, stated that they have worked very hard to deliver something that would meet the needs, meet the requirements, and that would be a positive addition to downtown. Mr. Shaw stated that they will be breaking ground in mid-January to avoid the holiday season. We would be able to move people in eleven months after the start of the project. Mr. Shaw stated that the color palette presented may not be the final and we will do a test wall in the natural light for staff to look at and approve. There are a lot of colors downtown, and we will pull colors that we can refer to specific buildings where it's already in place. Mayor Loughmiller called for public comment.

The following individuals spoke in opposition of the Site Plan:

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

Mr. Terry Ledbetter, 502 W. Hunt Street, McKinney

Ms. Juanita Horne, 2580 Collin McKinney #2923, McKinney

Ms. Debora Kilgore, 1013 Hunt Street, McKinney, spoke in favor of the Site Plan.

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

Mr. T.J. Lane, 802 W. Hunt Street, McKinney

Ms. Christy Lane, 802 W. Hunt Street, McKinney

Mr. Dusti Calander, 211 N. College Street, McKinney

Mr. Frank Waggoner, 705 N. Benge Street, McKinney

Ms. Brenda Waggoner, 705 N. Benge Street, McKinney

Ms. Kathryn Waite, 417 W. Louisiana, McKinney

Council unanimously approved the motion by Council member Branch, seconded by Mayor Pro Tem Pogue, to close the public hearing. Mr. Shaw stated that he would have his architect look into the request by Ms. Kilgore to incorporate curved windows at the top of the buildings. Council unanimously approved the motion by Council member Branch, seconded by Council member Rogers, to approve a Site Plan and Facade Plan for a Mixed-Use Development (Downtown McKinney Blocks A & B), located on the southeast corner of Davis Street and Tennessee Street, and façade plan with the following conditions: the applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, the final color palette selected for the exterior finishing materials be in conformance with Appendix G ("MTC" McKinney Town Center District) of the Zoning Ordinance, and the applicant receive approval of the requested Design Exceptions: locate a driveway on a Priority "B" Street (Anthony Street) instead of a Service Street; allow a parking garage opening on a Priority "B" Street (Davis Street); exceed the Build-To Zone (BTZ) of 0' – 10' required along Priority "B" Streets, and have a BTZ of 24' along Davis Street and 32' along Tennessee Street on Block A; and 34' along Tennessee Street and 30' along Anthony Street on Block B; not have at least 50% of the building frontage at the BTZ along a Priority "B" Street (Anthony Street); allow the finished floor elevation to exceed the maximum of 12" above the sidewalk along Priority "B" Streets (Tennessee, Davis, and Anthony Streets); allow a Street Screening Device to be 7' tall along a portion of Tennessee Street on Block A, in lieu of the required height of 2' – 4'; allow a Street Screening Device to be 6' tall and consist of wrought iron and masonry columns along portions of Tennessee Street and Anthony Street on Block B, in lieu of the required height of 2' – 4'; not locate the parking lot on Block B at least 3' behind the face of the building along Tennessee Street and Anthony Street; not provide a 2' – 4' tall Street

Screening Device along Priority "B" Streets (Tennessee, Davis, and Anthony Streets); have the building on Block B oriented towards a Service Street (Howell Street); have garages oriented towards Priority "B" Streets (Tennessee and Anthony Streets) on Block B; not provide tripartite design (a defined base, middle, and top) on the buildings located on Block A; not provide façade rhythm in 20' – 30' intervals on the buildings on Block A; not provide a complete storefront design, including a bulkhead, on the storefront windows on Block A; provide less than 65% transparent windows on the first floor facing Tennessee Street on Block A; not provide commercial uses on the ground floor of the parking garage along a Priority "B" Street (Davis Street); not provide façade rhythm in 20' – 30' intervals or horizontal articulation for the parking garage along a Priority "B" Street (Davis Street); allow less than 80% primary materials (brick, stone, synthetic stone) on the façade facing Priority "B" Streets (Tennessee and Anthony Streets) on Block B; and allow the use of cementitious fiber panels and lap siding as secondary material.

16-260Z2 Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" Light Industrial District, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard, and Accompanying Ordinance. Director of Planning Brian Lockley stated that the applicant (Collin College) has indicated their intent for the development of the City of McKinney and Collin County Community College District Public Safety Training Facility on the property. The property is currently undeveloped. The properties immediately surrounding the property are also undeveloped except for one subdivision. The applicant has indicated their intent to develop the site in partnership with the City of McKinney as a public safety training facility for police and fire. The site would include a 4-story burn tower and other