

**10-137M Conduct a Public Hearing to Consider/Discuss a Request by the City of McKinney to Modify Chapter 146 of the Code of Ordinances to Add Section 146-101 and Create the “CC” – Corridor Commercial Overlay District.**

Commission Members George Bush and Ray Eckenrode stepped down during the consideration of this item, due to a possible conflict of interest.

Mr. Michael Quint, Senior Planner for the City of McKinney, gave a brief history of the proposed overlay district and explained the intent to modify Chapter 146 of the Code of Ordinances to add Section 146-101 and create the “CC” – Corridor Commercial Overlay District.

Commission Member Thompson asked Mr. Quint if along Highway 380 Staff proposes to have the overlay district extend 1,000’ on either side of the road. Mr. Quint stated yes. Commission Member Thompson asked Mr. Quint if on Highway 121 it would be only on the north side of the highway. Mr. Quint stated yes. Commission Member Thompson asked Mr. Quint how Staff decided to use 1,000’ in those areas. Mr. Quint stated that it was adopted with the Building Highway Corridor Building Height Policy that was approved in September 2010 by the City Council. Vice-Chairperson Tate asked why there was a limit of twelve stories in the overlay district. Mr. Quint stated that the first version of this proposed “CC” – Corridor Commercial Overlay District did not have any height limits in some areas. He stated that property owners raised concerns over not having any building height limits in the Public Input Meetings. Vice-Chairperson Tate asked if 25% of the exterior of the buildings, regardless of the building height, would have to be brick or stone. Mr. Quint stated yes. Vice-Chairperson

Tate asked why that is being required. Mr. Quint stated that when Staff was working through these provisions with the City Council, the concern was noted that it becomes harder to install brick as the building becomes taller. Commission Member Lingenfelter asked if it had been considered to reduce the architectural requirements as the building become taller. Mr. Quint stated that the general feedback from the development community was to keep the requirements simple so a single standard was chosen. Chairperson Clark stated that he felt that 1,000' was not deep enough to accomodate high rise development. Mr. Quint stated that if you go much deeper than that, then you start to infringe on the surrounding residential neighborhoods and adjacent properties. He stated that Staff had already heard concerns from some residents that the 1,000' depth is too much. Chairperson Clark asked about increased building heights in north McKinney that does not feature a lot of existing development. Mr. Quint stated that a Northwest Quadrant Study has been discussed in the past to examine this very issue. Chairperson Clark stated that there could be residential growth in that area prior to the commercial growth, so we could lose that option. Mr. Quint stated that is why Staff is in support of commissioning a Northwest Quadrant Study as soon as possible. Vice-Chairperson Tate stated that he has concerns regarding the 25% masonry requirement on twelve-story buildings. He stated that most of the buildings that tall are typically finished with glass. Mr. Quint stated that Staff did not feel that the City Council would be supportive of all glass buildings at this time. He stated that if someone wants to do an all glass building in McKinney, then they could go

through a “PD” – Planning Development zoning process or a meritorious exception process. Commission Member Lingenfelter stated that felt the masonry requirements should be reduced as the buildings become taller. Chairperson Clark stated that he felt the current proposal creates a situation where if someone does not like the zoning, then they are forced to request a “PD” – Planning Development zoning change. Chairperson Clark expressed his concern of not having all glass high rise developments in McKinney when other cities have them. Commission Member Thompson asked what the architectural standards were for the cities of Plano, Frisco, and Allen. Mr. Quint didn’t have specific information on their standards on-hand. Vice-Chairperson Tate asked if we expect the make changes to the architectural standards in the future, then why not address it now. Mr. Quint stated that it is hard to say what the future will hold. He stated that Staff is currently in the process of evaluating the architectural standards. Mr. Quint stated that Staff will be taking something back to the City Council in the near future. Vice-Chairperson Tate stated that he appreciates Staff’s work on this and that he felt it was a step in the right direction.

Chairperson Clark opened the public hearing and called for comments.

Mr. Patrick McCoy, 306 N. Westpark Drive, McKinney, TX 75071, expressed concerns over screening, lighting, and water issues for low rise buildings that could be located near his property.

Mr. Robert Duty, 2810 Roundrock, McKinney, TX 75070, voiced concerns over the Highway 75 and Eldorado Parkway area being in a Mid Rise Subzone.

Ms. Jessica Christensen, 4704 Rustic Ridge Drive, McKinney, TX 75071, expressed her concerns over the Low Rise Subzone language, "This subzone will generally allow minimal increases in the maximum building heights allowed by a specific property's governing zoning district." Chairperson Clark asked Mr. Quint to address Ms. Christensen's concerns. Mr. Quint stated that the property in question currently has "C" - Planned Center District zoning. He explained that this zoning has a maximum building height of 55'. Mr. Quint stated that if you assume the average non-residential building height per story is 12' – 15', then they could currently build three stories, possibly four stories, by right. He stated that this subzone only calls for a maximum of three stories. Mr. Quint stated that this subzone will have no impact on the height of a building that could be built in that area. He stated that the only benefit to the property owners would be the modified architectural standards.

Mr. Mark Burton, 6412 Falcon Ridge Drive, McKinney, TX 75071, stated that he was struggling with why the City of McKinney feels that it needs 16 or so linear miles of rezoning to accommodate buildings up to twelve stories.

Mr. Douglas Egner, 2421 Crestview Drive, McKinney, TX 75071, asked for clarification on the 1,000 feet requirement. He also expressed concern over increased traffic.

Mr. Larry Plake, 2505 Lake Meadow Drive, McKinney, TX 75071, expressed concerns over a High Rise Subzone near the neighborhoods close to where he lives.

Mr. R. B. Wade, 4824 Basil Drive, McKinney, TX 75070, stated that he owns a property located on Highway 380 and Bois D'Arc Lane. He stated that he thought the requirement was going to be 150 - 200 feet instead of the proposed 1,000 feet requirement. Chairperson Clark stated that it would be hard to build a building with only 150 feet. Mr. Wade asked how far out on Highway 380 will the proposed "CC" – Corridor Commercial Overlay District go. Mr. Quint explained the limits of the proposed overlay district.

Mr. Michael Domingue, 501 N. Bradley, McKinney, TX 75069, stated that they own property at 308 W. Park North. He asked what the proposed "CC" – Corridor Commercial Overlay District in that location would change verses the current zoning. Mr. Domingue also asked why the City is making these changes.

Mr. Quint addressed concerns regarding building heights, lighting, locational criteria, screening, drainage, traffic, and tax implications associated with the adoption of the proposed overlay district.

Chairperson Clark asked Mr. Quint to explain the process moving forward. Mr. Quint stated that the Planning and Zoning Commission will be holding a public hearing at this meeting. He stated that there will be another public hearing on Tuesday, May 10, 2011 at 6:30 p.m. at the next Planning and Zoning Commission Meeting where additional public comments will be heard and the Planning and Zoning Commission will make a recommendation to the City Council. He stated that Staff will consolidate all feedback received from the public meetings and the recommendation from the Planning and Zoning Commission and present it all to the City Council. Mr. Quint stated that the City

Council will take final action on the item at the City Council Meeting being held on Tuesday, May 17, 2011 at 6:00 p.m.

Chairperson Clark asked if the contact information for staff be made available on the City's website. Mr. Quint stated that the information is already available on the Planning Department's homepage.

Chairperson Clark asked if there were any other questions or comments. There were none. No action was taken on this item.