

Planning and Zoning Commission Meeting Minutes of October 14, 2014:

Commission Member Zepp stepped down during the consideration of this item, due to a possible conflict of interest.

14-269ME Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for the McKinney Urban Village, Being Fewer 10 Acres, Located Approximately 975 Feet South of Spur 399 and Approximately 590 Feet East of Medical Center Drive

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed meritorious exception and Staff's concerns. She stated that Staff recommends denial of the proposed meritorious exception due to the proposed building elevations' inability to ensure that an innovation or exceptional quality building will be constructed.

Mr. Paris Rutherford, Catalyst Urban Development, 7001 Preston Rd., Dallas, TX, explained the proposed meritorious exception and showed a PowerPoint presentation.

Chairman Franklin asked about the total percentage of masonry materials on the exterior. Mr. Rutherford stated that they requested 75% masonry in their letter of intent. He stated that the City's requirement to count each exterior side of the structure individually made it hard to reach a higher masonry percentage.

Commission Member Gilmore asked for the material proposed for the trellis parking structures. Mr. Rutherford stated that they were proposed to construct them out of painted wood.

Chairman Franklin asked if the trellis parking structures would have a solid roof. Mr. Rutherford said yes, that there would be sheathing under the top side of the structures to protect the vehicles from the elements. He stated that they also plan to bring planting material on top of the structures as well for a garden courtyard appearance.

Vice-Chairman Hilton had concerns about the longevity of the wooden trellis parking structures. Mr. Rutherford stated that other materials could be used; however, he felt painted wood would be the best for the design that they wanted to achieve. He stated that they would need to estimate the cost of replacing the wooden trellis parking structures in their planned expenses.

Chairman Franklin asked if the applicant would consider adding masonry columns to the parking structures. Mr. Rutherford was not in favor of adding masonry columns due to the additional width required, which would take up additional parking space area.

Commission Member McReynolds asked if the applicant had considered using a fiberglass material to build the parking structures. Mr. Rutherford stated that they could use other materials as long as it looked like painted wood. He stated that they wanted to build a high quality product.

Chairman Franklin asked Mr. Michael Quint, Director of Planning for the City of McKinney, if the applicant was required to have covered parking. Mr. Quint said no. Mr. Rutherford stated that a third of the parking for the development would be tuck-under garage parking. He stated that the proposed parking lot would have trees planted around it to create a courtyard feel.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Vice-Chairman Hilton, the Commission voted to close the public hearing, with a vote of 5-0-1. Commission Member Zepp abstained.

Vice-Chairman Hilton asked if Staff had a different professional opinion on the request. Mr. Quint said no, that Staff's professional opinion was the recommendation given and briefly explained the recommendation.

Commission Member McReynolds felt that the Zoning Ordinance needed to be revised to calculate the façade instead of each exterior wall when calculating the masonry percentages. He stated that he was in favor of the request and explained why.

Chairman Franklin had issues with the material being used on the parking structures and the longevity of the structures. Commission Member McReynolds stated that other materials would hold up better than painted wood. He suggested a fiberglass material be used on the structures instead of painted wood

On a motion by Commission Member McReynolds, seconded by Vice-Chairman Hilton, the Commission voted to approve the meritorious exception with the agreement that the parking structures would be made using a fiberglass material instead of wood, with a vote of 5-0-1. Commission Member Zepp abstained.

Chairperson Franklin stated that the Planning and Zoning Commission is the final approval authority for the proposed meritorious exception.

Commission Member Zepp returned to the meeting.