



**16-166SP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan for a Mixed-Use Development (Downtown McKinney Blocks A & B), Located on the Southeast Corner of Davis Street and Tennessee Street

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** August 16, 2016

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, Planning Manager  
Brian Lockley, AICP, Director of Planning

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed site plan and façade plan with the following conditions:
  1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
  2. The applicant receive approval of the requested Design Exceptions necessary to develop the property as proposed in the attached Staff Report.

**ITEM SUMMARY:**

- The applicant is proposing to construct a mixed-use development (retail, office, and multi-family residential uses) on Lot 1, Block A (approximately 3.75 acres) and Lot 1, Block B (approximately 1.96 acres) of the Downtown McKinney Mixed Use Addition. The development on Lot 1, Block A will feature 20,000 square feet of commercial space, 266 multi-family residential units, and a 5.5-story parking garage, while Lot 1, Block B will consist of 64 multi-family residential units.
- Typically site plans and façade plans can be approved by Staff; however, per the development agreement on the subject property, the applicant must receive approval of the site plan and façade plan on or before September 1, 2016, to be

reviewed and approved by City Council.

**BACKGROUND INFORMATION:**

- Please see attached Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[CC Staff Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[Proposed Elevations](#)

[PowerPoint Presentation](#)