



**16-166SP2**

**TITLE:** Conduct 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

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

**MEETING DATE:** October 18, 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 final color palette selected for the exterior finishing materials be in conformance with Appendix G ("MTC" McKinney Town Center District) of the Zoning Ordinance.
  3. 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, City Council must take action on the site plan and façade plan on or before September 1, 2016.
- On August 16, 2016, City Council voted 7-0-0 to table the item indefinitely to give the applicant time to address both Council and the public's concerns regarding the façade plans. Following the City Council meeting, the applicant worked with Staff to host a public open house meeting on September 15, 2016, where they presented new renderings for feedback. Comments during and following the meeting included increasing the cornice details, more patterned brickwork, and a stronger tie to the design of downtown. At the October 3, 2016 City Council Work Session, Council reviewed these renderings and asked to see the proposed detail changes reflected on the elevations to be presented at the October 18, 2016 meeting.
- 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.

#### **BACKGROUND INFORMATION:**

- Please see attached City Council Staff report.

#### **FINANCIAL SUMMARY:**

- N/A

#### **BOARD OR COMMISSION RECOMMENDATION:**

- N/A

#### **SUPPORTING MATERIALS:**

[CC Minutes](#)

[CC Staff Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[Updated Elevations](#)

[Renderings - Info Only](#)  
[PowerPoint Presentation](#)