



16-270SP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development (The Kinstead), Located on the Northeast Corner of McKinney Place Drive and State Highway 121 (Sam Rayburn Tollway)

COUNCIL GOAL: Direction for Economic and Strategic Growth

MEETING DATE: October 25, 2016

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Aaron Bloxham, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission for the proposed site plan will be forwarded to the City Council meeting on November 15, 2016.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant receive approval of a variance to reduce the amount of required enclosed parking spaces from 50% of the units to 30% of the units, for a multi-family development;
2. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached;
3. The applicant submit and receive approval of a variance request from the Fire Marshal's Office;
4. The applicant submit a façade plan that meets the proposed architectural enhancements per the variance request; and
5. The applicant submit a separate exhibit with drawings and details that show the layout, size and width of the required open space and seating per the requirements of the "REC" - Regional Employment Center District Overlay.

APPLICATION SUBMITTAL DATE: August 29, 2016 (Original Application)
September 12, 2016 (Revised Submittal)
September 26, 2016 (Revised Submittal)
October 11, 2016 (Revised Submittal)
October 13, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 338,881 square foot multi-family development (The Kinstead) on 12.60 acres at the Northeast corner of McKinney Place Drive and State Highway 121 (Sam Rayburn Tollway).

Typically site plans are Staff approval; however, the applicant is requesting approval to reduce the amount of enclosed parking from the required 50% of the units to 30% of the units, which must be considered by City Council for their discretionary approval after consideration by the Planning and Zoning Commission. The requested site plan variance is detailed further below.

Furthermore, the applicant needs to receive approval of a request for variances from the Fire Marshal's Office, subject to review and approval of the Fire Marshal. These variances include allowing planting within portions of the fire lane located within the open space, and reducing the turn radii for the fire lane along the slip road.

At the October 11, 2016 P&Z meeting, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item per the applicant's request.

SUPPORTING MATERIALS:

[PZ Minutes](#)
[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Prop. Rendering - Info Only](#)
[PowerPoint Presentation](#)