



23-0061SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for a Religious Assembly (The Parks Church), Located on the Northeast Corner of South Tennessee Street and East Davis Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: September 15, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-A, Senior Planner
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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

1. The applicant shall satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached;
2. The applicant shall receive approval of Design Exceptions to:
 - a. Not meet the minimum 85% masonry primary finishing material requirement on facades facing a Pedestrian Priority "A" Street (Tennessee Street);
 - b. Not meet the minimum 85% masonry primary finishing material requirement on facades facing a Pedestrian Priority "B" Street (Davis Street);
 - c. Not meet the minimum 65% transparent window requirement of all

ground floor building facades of commercial buildings facing Pedestrian Priority “A” Streets (Tennessee Street);

- d. Not meet the minimum 30% transparent window requirement of all upper floor building facades of commercial buildings facing Pedestrian Priority “A” Streets (Tennessee Street);
- e. Not meet the minimum 65% transparent window requirement of all ground floor building facades of commercial buildings facing Pedestrian Priority “B” Streets (Davis Street);
- f. Not meet the minimum 30% transparent window requirement of all upper floor building facades of commercial buildings facing Pedestrian Priority “B” Streets (Davis Street);

APPLICATION SUBMITTAL DATE: May 15, 2023 (Original Application)
July 3, 2023 (Revised Submittal)
August 17, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to update the existing ground floor facades and construct a second story addition for a religious assembly (The Parks Church) on approximately 0.3 acres. The redevelopment efforts will feature a total of approximately 20,000 square feet.

Typically site plans and façade plans can be approved by Staff; however, the applicant is requesting design exceptions for the Planning and Zoning Commission’s consideration.

PLATTING STATUS: The subject property is currently platted as Lot 120A, Lot 120B, Lot 121A, Lot 121B, and Lot 122B, Block 19 of the McKinney Original Donation Addition.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“MTC” - McKinney Town Center District (Historic Core)	TPC Commons
North	“MTC” - McKinney Town Center District (Historic Core)	Cadence Cyclery of McKinney
South	“MTC” - McKinney Town Center District (Downtown Core)	David at the Square
East	“MTC” - McKinney Town Center District (Downtown Core)	Parking lot, Magic Makers Studio
West	“MTC” - McKinney Town Center District (Historic Core)	Beauty Squared

ACCESS/CIRCULATION:

Adjacent Streets: South Tennessee Street, 55' Right-of-Way, Pedestrian Priority "A" East Davis Street, 55' Right-of-Way, Pedestrian Priority "B"

PARKING: The applicant has satisfied the minimum parking requirements as specified within Appendix 2B (McKinney Town Center District MTC) of the Unified Development Code.

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 206E (Vehicle Parking and Loading) of the Unified Development Code.

SOLID WASTE CONTAINERS: The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

LIGHTING: The applicant will be responsible for complying with Article 5 (Exterior Lighting) of the Unified Development Code. The applicant has provided the required notation on the site plan stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in Appendix 2B (McKinney Town Center District MTC) of the Unified Development Code.

SCREENING REQUIREMENTS: The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 206C (Screening) of the Unified Development Code.

BUILDING FORM AND SITE DEVELOPMENT STANDARDS: Per Appendix 2B (McKinney Town Center District MTC) of the Unified Development Code, developments within the MTC shall meet a series of form-based building and site standards including building placement, building height, frontage requirements, parking and access, encroachments, lot and block standards, and residential transitions.

BUILDING DESIGN STANDARDS: Within the "MTC" - McKinney Town Center Zoning District, the Architectural Standards (Section 206F) and the Multi-Family Residential Site Design Standards (Section 206G) of the Unified Development Code do not apply. The applicant is instead responsible for meeting the requirements of the Building Design Standards of the MTC. With the submission of a site plan, the MTC requires

that elevations are provided and approved with the site plan.

The applicant has requested design exceptions to the Building Design Standards, which are further discussed below.

MTC DESIGN EXCEPTIONS: A design exception is a requested deviation from any Building Form and Site Development Standard, Building Design Standard, or Open Space Standard, beyond minor deviations specified in the Minor Modifications section of the “MTC” - McKinney Town Center Zoning District. Requests for design exceptions are presented to the Planning and Zoning Commission for discretionary approval; however, requests involving building height(s) shall be forwarded to the City Council for action.

In reviewing any site plan applications or design exception requests, the following criteria should be considered:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- 4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- 5) Considerations of health and welfare of the general public.

Though a number of design exceptions have been requested, the ground floor facades are proposed to be updated to match the proposed second story addition. Staff is of the opinion that the proposed improvements to the ground floor and second story addition have been designed to compliment the existing buildings and facades within this area of downtown. As such, Staff recommends approval of the proposed requests.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey, subject to review and approval of the City’s Landscape Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks:	8’ Wide Proposed along Tennessee Street and Davis Street
Hike and Bike Trails:	Not Required
Road Improvements:	All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees:	Applicable (Ordinance No. 2020-12-091)
Utility Impact Fees:	Applicable (Ordinance No. 2020-12-092)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing(s), Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Facade Plan](#)
[Presentation](#)