



23-0004SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for Retail and Restaurant Use (The Lumberyard), Located at 101 South Chestnut 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: April 25, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner I
Caitlyn Strickland, 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 receive approval of the following Design Exceptions to:
 - a) Not meet the minimum of 50% building frontage within the build to zone requirement along a Pedestrian Priority "B" street;
 - b) Not meet the minimum of 80% of masonry or pre-cast concrete panels made to look like masonry requirement along a Pedestrian Priority "A" street, for the northern facades of the proposed building;
 - c) Not meet the minimum of 80% of masonry or pre-cast concrete panels made to look like masonry requirement along a Pedestrian Priority "B" street, for the western facades of the proposed building; and

- d) Allow more than 20% of wood along a Pedestrian Priority “A” street, for the northern façades of the proposed building.
2. The applicant revise the site plan to show the proposed fire hydrant closer to the Cloyd Street and Chestnut Street intersection.

Prior to issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: January 9, 2023 (Original Application)
March 17, 2023 (Revised Submittal)
April 7, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 6,200 square foot retail and restaurant building (The Lumberyard) on .26 acres at 101 South Chestnut Street.

PLATTING STATUS: A replat of the subject property must be approved prior to the commencement of any development activity on the subject property.

EXISTING ZONING AND LAND USES:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|---|--|
| Subject Property | “MTC” - McKinney Town Center District (Commercial Uses) | Retail |
| North | “MTC” - McKinney Town Center District (Commercial Uses) | Retail, Restaurant, and Personal Service |
| South | “MTC” - McKinney Town Center District (Commercial Uses) | Retail and Personal Service |
| East | “MTC” - McKinney Town Center District (Commercial Uses) | Retail and Restaurant |
| West | “MTC” - McKinney Town Center District (Commercial Uses) | Restaurant |

ACCESS/CIRCULATION:

Adjacent Streets: Louisiana Street, 60’ Right-of-Way, Pedestrian Priority “A” Street
Chestnut Street, 50’ Right-of-Way, Pedestrian Priority “B” Street

PARKING: The applicant has satisfied the minimum parking requirements of the “MTC” - McKinney Town Center District.

SOLID WASTE CONTAINERS: The applicant has met the requirements of the Solid

Waste Department.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements.

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 satisfied the minimum requirements as specified in Section 146-132 of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

BUILDING SITE AND DESIGN STANDARDS: Within the “MTC” - McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Site and 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. As proposed, the site plan and building elevations do not meet the following Building Site and Design Standards of the MTC:

- Required minimum of 50% building frontage within the build to zone along a Pedestrian Priority “B” street;
- Required minimum of 80% of masonry or pre-cast concrete panels made to look like masonry along a Pedestrian Priority “A” street, for the northern facades of the proposed building;
- Required minimum of 80% of masonry or pre-cast concrete panels made to look like masonry along a Pedestrian Priority “B” street, for the western facades of the proposed building; and
- No more than 20% of wood along a Pedestrian Priority “A” street, for the northern façades of the proposed building.

The applicant has requested Design Exceptions to these requirements, discussed further below.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space

Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” - McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 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.

The applicant is requesting design exceptions to not meet the build to zone requirement along a Pedestrian Priority “B” street. This design exception is being requested for the existing building to the south of the proposed building on the site plan. No changes are occurring to the existing building at the time of this site plan. If any changes occur to this building in the future, a separate site plan will need to be submitted. Due to the fact that the exception is for an existing building and there are no changes being proposed for said building, Staff is in favor of the requested design exception.

The applicant is also requesting design exceptions to façade requirements. The first design exceptions is to provide less than 80% of masonry or pre-cast concrete panels made to look like masonry along a Pedestrian Priority “A” and Pedestrian Priority “B” street, on the northern and western facing facades. The next design exception is to provide more than 20% of alternative building material (wood) on the northern façade. These design exceptions are being requested because of the prominent primary entrance feature on the northwest corner of the site, which faces the intersection of Louisiana Street and Chestnut Street. With the required orientation of the primary entrance, the building materials are split between the north and the west facing facades. With the wood materials on the primary entrance being accounted to these facades, the materials do not meet the minimum ratio requirements. The applicant is proposing corner-emphasizing architectural features for the primary entrance that should help to add additional pedestrian interest in this part of the Downtown Core Character District of the MTC. As such, staff is in favor of the design exceptions.

Staff has evaluated the design exceptions requests and feels that the requests are appropriate. As such, Staff recommends approval of the design exceptions.

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, 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](#)