26-0011SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to a Site Plan for an Office, Located at 225 E Virginia 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: March 24, 2026

DEPARTMENT: Development Services - Planning Department

CONTACT: Kyara Robinson, Planner I
Cassandra Bumgarner, Planning Manager
Lucas Raley, AICP, CNU-A, CFM, 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 condition(s):

1. The applicant receives approval of the following Design Exceptions:
    a. Increased ground floor finish level in lieu of the required maximum of 12’ of buildings fronting on Pedestrian Priority “A” Streets by Appendix 2B 7.2.3
    b. Deviation from the requirement of having a clear base, middle, and top by Appendix 2B 8.2.1.2
    c. Deviation from the requirement of having flat or low-pitched roofs with parapets by Appendix 2B 8.2.1.3
    d. Deviation from the requirement of maintaining the traditionally prevalent façade rhythm of 20’ - 30’ by Appendix 2B 8.2.1.4I
    e. Deviation from the requirement of selecting at least two of the listed design elements to denote the primary entrance by Appendix 2B 8.2.1.4VI
    f. Decreased transparency on the south façade along East Virginia

Street (Pedestrian Priority “A”) from 65% to 36%

g. Decreased transparency on the east façade along South Chestnut Street (Pedestrian Priority “B”) from 65% to 20%

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: February 2, 2026 (Original Application)
March 6, 2026 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 16,055 square-foot office addition on 0.92 acres at 225 E Virginia Street.

PLATTING STATUS: The subject property is currently located in the McKinney Out Lots, Block 22 of the McKinney Original Donation.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	MTC - McKinney Town Center District - Downtown Core (Commercial and Residential Uses)	Office - Commercial
North	MTC - McKinney Town Center District - Downtown Core (Commercial and Residential Uses)	Office - Commercial
South	MTC - McKinney Town Center District - Historic Core (Commercial and Residential Uses	Retail - Commercial
East	MTC - McKinney Town Center District - Downtown Core (Commercial and Residential Uses)	Mixed Commercial
West	MTC - McKinney Town Center District - Historic Core (Commercial and Residential Uses)	Retail - Mixed Commercial

ACCESS/CIRCULATION:

Adjacent Streets: East Virginia Street, Pedestrian Priority “A”, 2 Lane Right-of-Way
North Chestnut Street, Pedestrian Priority “B”, 2 Lane Right-of-Way
North Johnson Street, Service Street, 2 Lane Right-of-Way
Herndon Street, Service Street, 2 Lane Right-of-Way

PARKING: The applicant has satisfied the minimum parking requirements as specified

within Section 206E (Vehicle Parking and Loading) 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.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in the "MTC" - McKinney Town Center Zoning District of the Zoning Ordinance.

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.

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 Standards of the Unified Development Code (Section 206F) 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:

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

1. Increased ground floor finish level in lieu of the required maximum of 12' of buildings fronting on Pedestrian Priority "A" Streets by Appendix 2B 7.2.3
2. Deviation from the requirement of having a clear base, middle, and top by Appendix 2B 8.2.1.2
3. Deviation from the requirement of having flat or low-pitched roofs with parapets by Appendix 2B 8.2.1.3
4. Deviation from the requirement of maintaining the traditionally prevalent

façade rhythm of 20’ - 30’ by Appendix 2B 8.2.1.4I

5. Deviation from the requirement of selecting at least two of the listed design elements to denote the primary entrance by Appendix 2B 8.2.1.4VI
6. Decreased transparency on the south façade along East Virginia Street (Pedestrian Priority “A”) from 65% to 36%
7. Decreased transparency on the east façade along South Chestnut Street (Pedestrian Priority “B”) from 65% to 20%

Staff is supportive of the requested design exceptions given that the deviations from the requirements support the reuse of the existing building while also creating a cohesive addition. The proposed designs are architecturally compatible with the surrounding MTC buildings and the Historic Overlay District.

The proposed architectural designs generally conform with the requirements and allow for reuse of the existing building. As such, Staff recommends approval of the proposed Site Plan.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property.

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 or Commission. 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 Landscape Plan
Proposed Facade Plan
Presentation