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*By Kathy Wright at 2:11 pm, Nov 11, 2013*



November 4, 2013

City Of McKinney Planning Department  
221 N. Tennessee Street  
P.O. Box 517  
McKinney, TX 75069

Re: Meritorious Exception for planning submittal 13-209SP

Dear Sir/Madam

We are applying for a meritorious exception for the requirement of the 50% masonry finish material on each exterior wall segment for the new Jack in the Box restaurant located at 1516 South Tennessee Street. We feel our proposed design meets the intent of the masonry requirement even though every wall segment does not have a masonry component. This building is our new prototypical restaurant that, if successful at McKinney, is scheduled to be built nationwide. Adding additional masonry will make the building visually heavy when it is our design and brand intent for the guest to have an open and light restaurant experience.

The design is composed of two clean modern rectangular boxes. The larger brick portion of the structure has limited openings and contains all the kitchen, cooking and storage functions for the building. The smaller and lower exterior cement plaster, stone and glass structure contains the entry, dining room and restroom spaces that will be used by the restaurant guests. Unlike the kitchen the majority of the dining room is open with floor to ceiling glass set back within a cement plaster overhang. This abundance of glass allows for guest to have views of the surrounding site and provides those passing by the restaurant views into the dining room, particularly at night.

This modern open glass dining room is integral to the design and will set this new prototype apart from our previous designs and other quick serve restaurants. This open and light dining room experience requires building materials that convey an open and light appearance. Heavy materials such as stone or brick in the dining area run counter to our design intent and concept for our new building. We feel the parapet and walls wrapping around the glass storefront need to remain cement plaster painted in warm buff and yellow tones in keeping with the lighter ascetic. Brick is traditionally used with smaller openings and will not span over flat unsupported glass such as we have in our design. The building overhangs the glass by more than three feet something that could not be accomplished using traditional brick construction without adding heavy masonry column supports at the building corners and mid points. With modern construction techniques brick tile can be used to "fake" the appearance of brick but this would look out of place and unnatural being used outside the traditional limits of masonry construction.

The interpretation we received from our initial architectural review was that each wall segment needs to be a minimum of 50% masonry. The only way this could be accomplished with our design would be a building of 100% masonry. On the current design, over 78% of the exterior walls are brick or stone. The masonry is visible on every elevation and from every viewing angle of the building. With the majority of the building brick or stone we feel we meet the intent of the masonry requirement. Any required additional masonry would only detract from the new prototypical design intent and would not add value to the appearance of the building.

We appreciate your consideration in this matter.  
Sincerely,

A handwritten signature in black ink that reads "Brad Phipps". The signature is written in a cursive, slightly slanted style.

Brad Phipps  
Architecture Manager  
Jack in the Box  
9330 Balboa Avenue  
San Diego, CA 92123-1516  
858.571.2639 Office