

CATALYST

URBAN DEVELOPMENT

August 29, 2016

Mr. Brian Lockley
Director of Planning
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: McKinney Urban Village
Request for Façade Plan Review for Covered Parking Design

Mr. Lockley:

With regard to our development located at 201 McKinney Village Parkway, McKinney, TX 75069, being a 9.610 acre tract, Lot 3, Block A of the McKinney Medical Subdivision, City of McKinney, Collin County, Texas, and having PD zoning, we respectfully request a Façade Plan Review for our covered parking structure to achieve the aesthetic, functional durability and desired longevity our high quality design intends.

The design of the buildings and site amenities is critical to creating an interesting architectural experience that projects a sense of timelessness, quality, and visual interest. Our design vernacular is purposely Classical / traditional in its approach, and utilizes a rowhouse / townhouse concept. Our parking buildings are internalized within parking courts, shielded from our internal street by Townhome residences, for private use by residents. We have worked with a handful of different fabricators and carport experts to advise us on the appropriate material and design for a high quality structure that is visually appealing to meet our design standards, creates an interesting roof line for second and third story residents, and provides high quality protection to our residents and their vehicles in the Texas sun, rain and more serious weather events.

We feel our revised design meets the intent of our Façade Plan Review, providing a visually appealing structure with high quality materials that reinforces our design intent by using materials implemented elsewhere on the primary residential buildings. It is with this context that we request the City allow our proposed metal material within our interior parking courts and the design be approved with the following specific conditions:

- Car shade covers designed as a gabled structure with 8'-6" minimum clearance, 4:12 gabled roof, and metal columns and roofing versus fiberglass. This design provides a more appealing view for second and third-story residents looking out at a collection of small buildings with a pitched roof versus flat. The metal roof and structure also provides a more durable and weatherproof structure that more adequately shields and protects our residents' vehicles. The metal roof material, used elsewhere on the project, allows us to achieve greater consistency in our design aesthetic.

Included attached are images supporting our design intent and material selections for reference. We request that this matter be heard before the Planning & Zoning Commission at its meeting on September 13, 2016.

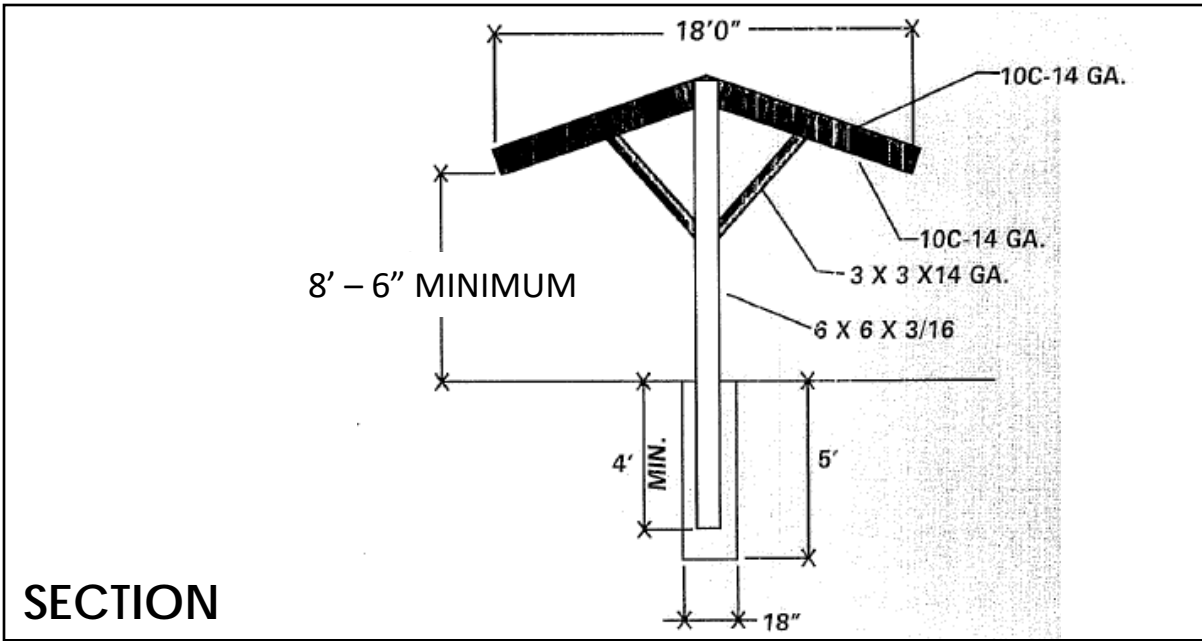
Respectfully,

Paris Rutherford
Principal
(214)446-3915
paris@catalysturban.com

Proposed architectural design concept of car parking cover structures as collection of gabled buildings with a metal structure. The structures will use the same metal roof as other canopies used on the project (mail canopy, canopy at building entrances, awnings and leasing and club) and blend more appropriately with the architectural design of the buildings.







NATIONAL CARPORT INDUSTRIES
P.O. Box 2323 / Sherman, Texas 75091-2323 / (903) 892-1896

NOTES:
1. Allowable loads are based on panel covering 3 equal continuous spans. Multiply values shown by 1.8 for 2 span condition.
2. Weight of panels must be subtracted from values shown to obtain 'net allowable load'.

GAUGE	X-SECTIONAL AREA IN. SQ.	WEIGHT LBS. PER FOOT	WEIGHT LBS. PER SQ. FT.	Ix IN. ⁴ PER FT. WIDTH	Sx IN. ³ PER FT. WIDTH
28	0.54	1.83	0.73	0.17	0.09
26	0.68	2.32	0.92	0.20	0.12

ALLOWABLE UNIFORM LOADING IN LBS. PER SQUARE FOOT

GAUGE	WIND LOAD						LIVE LOAD-STRESS						LIVE LOAD-DEFLECTION					
	7'	8'	9'	10'	11'	12'	7'	8'	9'	10'	11'	12'	7'	8'	9'	10'	11'	12'
28	97	73	58	46	36	31	73	55	44	35	29	24	62	41	29	21	15	12
26	129	98	77	62	51	43	97	74	58	47	39	33	73	48	34	25	18	14
24	160	123	97	78	65	54	121	92	73	59	49	41	91	60	42	31	23	18

ROOF CANOPY DETAIL