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February 19, 2016

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Su Sewell Audi of McKinney
bjc
ct:
 Façade Plan Resubmittal Package 15-155FR
 Project Number: 27.6874.000
 File Code: 3PD

Dear Ms. Wright:

By this letter, we are responding to the comments on our revision request to the Façade Plan Package 15-155FR approved on September 14, 2015.

We are seeking to modify the size and design of the Preowned Car Sales Building. We are also seeking to modify the exterior elevations of the New Car Sales and Service Building. We are seeking the change due to higher than anticipated project construction costs.

We are maintaining the same finish palette, but changing the extent of their use. The changes from the design approved in September are as follows:

The New Car Sales and Service Building remained the same size, but we are proposing to modify the exterior elevations. At the South elevation, we reduced the area of the curtain wall (EW-2) slightly and reduced the parapet height at the shop (the area clad in the EW-6 finish). At the East and West elevations, we reduced the area of Audi's custom perforated, corrugate metal panel system (EW-1) and increased the area of the silver ACM finish (EW-7A). We also reduced the extent of the taller parapet at the south end and reduced the parapet height at the north end. We reduced the area of the silver ACM finish at the north end of the building. At the North elevation, we reduced the area of the curtain wall and increased the area of the silver ACM finish. We also reduced the parapet height.

The Preowned Car Sales Building reduced in size from over 8,500 SF to 6,600 SF. We reduced the height of the parapet and changed the extent and layout of the storefront and windows. The "frame" around the storefront changed to the silver ACM (EW-7A). We have maintained the white ACM finish (EW-7B).

We have adjusted the material area calculations to include the roof top unit screens.



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There are no changes to the car wash building from what was previously approved.

The design is based on Audi's contemporary prototype and is in keeping with the large scale commercial and industrial design of the neighborhood. There is no residentially zoned property adjacent.

We meet the following architectural standards:

1. The majority of the finishes being used on the New Car Sales building and Carwash building are neutral metallic or tones of grey.
2. The windows at the New Car Sales building will either be behind the perforated, corrugated material (EW-1) or will be punched openings. The windows will be set back in the thickness of the wall to create a shadow line.
3. The New Car Sales building incorporates three different roof heights.
4. The Carwash building ties back to the New Car Sales building through the use of the grey masonry color scheme. The Pre-Owned Sales building ties back to the New Car Sales building through the use of curtain wall glass and the silver ACM at the vestibules and the frame around the curtainwall.
5. The primary entrance to the New Car Sales building and the Pre-Owned Sales building both feature protected entries. Each will have at least 3 feet of an overhang above.
6. The glass being proposed for the project has a visible light reflectivity of 11 %.
7. We have tied the north façade of the New Car Sales building that faces Henneman Way to the south façade through the use of the same curtain wall system and the same silver ACM panels used to highlight the entries and vestibules.
8. All mechanical and heating, ventilating, and air conditioning equipment on the New Car Sales building and the Pre-Owned Sales building is roof top mounted and is screened. The units that are on the south half of the New Car Sales building are screened by the parapet which is at least 1 foot taller than the units. The units that are on the north half of the New Car Sales building are screened by a screen wall that is set back from the edge of the parapet and will be 1 foot taller than the units. The units that are on the Pre-Owned Sales building are screened by a screen wall that is set back from the edge of the parapet and will be 1 foot taller than the units.

We are requested variances for the following items:

1. We do not meet the requirement for at least 50% of the elevations to be of masonry finishing materials.
2. The ACM finish at the Pre-Owned Sales building is white, which I believe is considered a primary color. More than 20% of the elevations of that building are white.
3. We have broken up the massing of the New Car Sales building in to 3 main blocks, but that is only reflected on the east and west elevations. The south elevation only shows one offset and the north elevation does not show any. The Pre-Owned Sales building is not



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broken up, but it does incorporate a “frame” on both the north and south facades with extensive storefront.

4. There is one single roof line at the Pre-Owned Sales building and the Carwash building.
5. The mechanical and heating, ventilating, and air conditioning equipment at the Carwash building is floor mounted, but it is screened from view of the ROW by a masonry wall of the same finish as the building.

We request to be on the agenda for the March 8, 2016 Planning and Zoning Commission meeting.

Sincerely,

A handwritten signature in black ink that reads "Tatiana Rogozinski". The signature is fluid and cursive, with a large loop at the end of the last name.

Tatiana Rogozinski
Senior Associate