

CATALYST

URBAN DEVELOPMENT

May 31, 2016

Ms. Eleana Galicia
Planner I
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: McKinney Urban Village
Request for Modification of Meritorious Exception for Covered Parking Design

Mr. Galicia:

With regard to our proposed development located at 2500 South SH 5, 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 variance to the Meritorious Exception granted via Case Number 14-068SP as the fiberglass material requirement imposed hampers our ability 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 Meritorious Exception, 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 sloped 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 and Zoning Board on June 14, 2016 Planning & Zoning Commission.

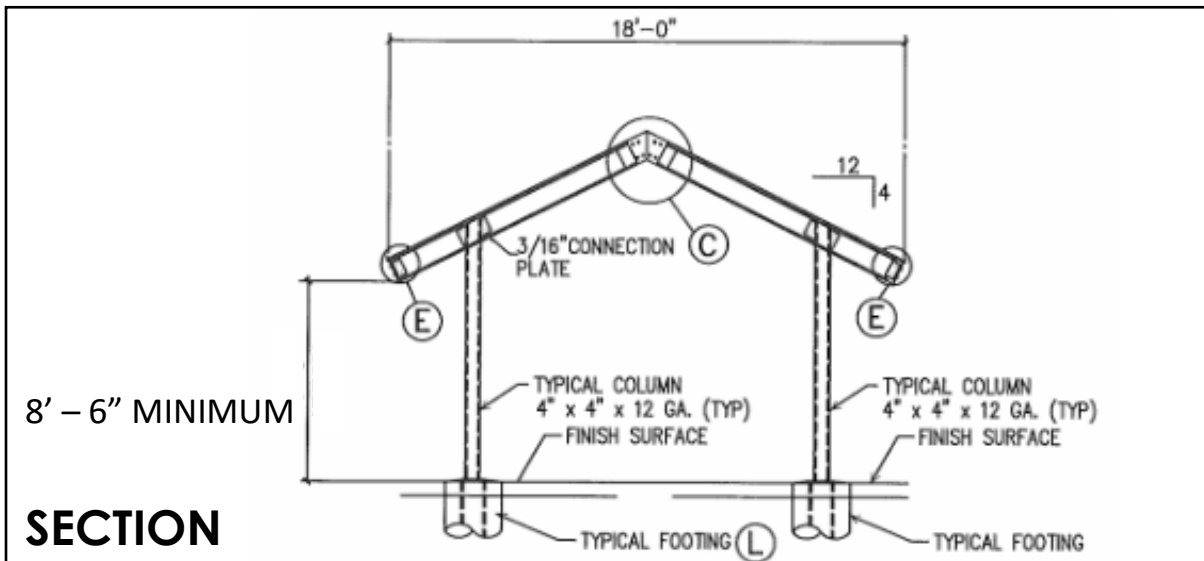
Respectfully,

Lauren Partovi
Associate
(214)446-3919

PARKING COVER STRUCTURES

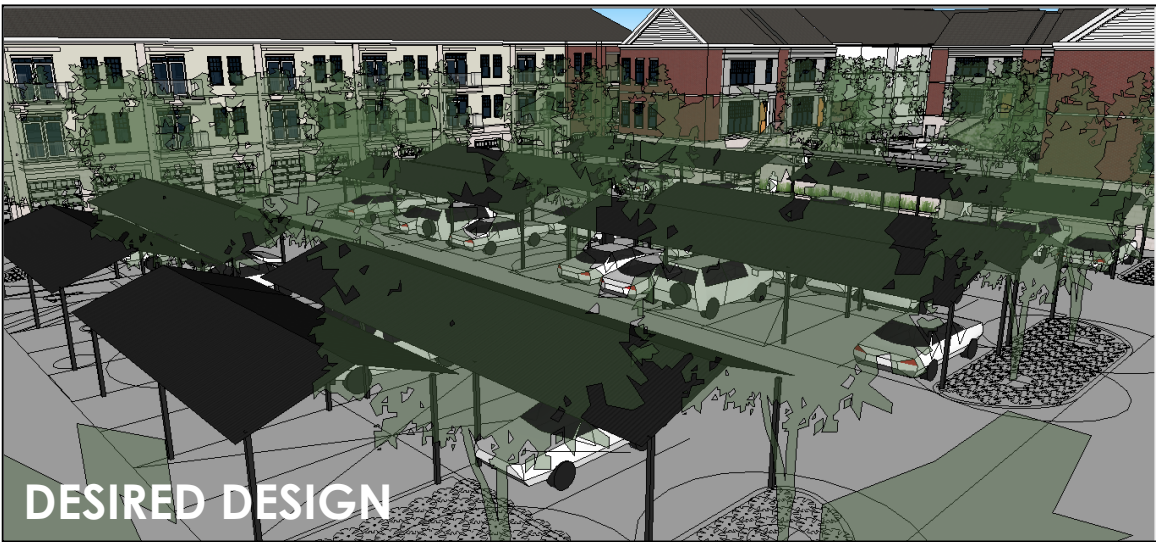
Proposed architectural design concept of car parking cover structures as collection of gabled buildings with a metal structure and roof versus fiberglass. The structures will use the same metal roof as other canopies used on the project (mail canopy, canopy at building entrances, awnings and leasing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



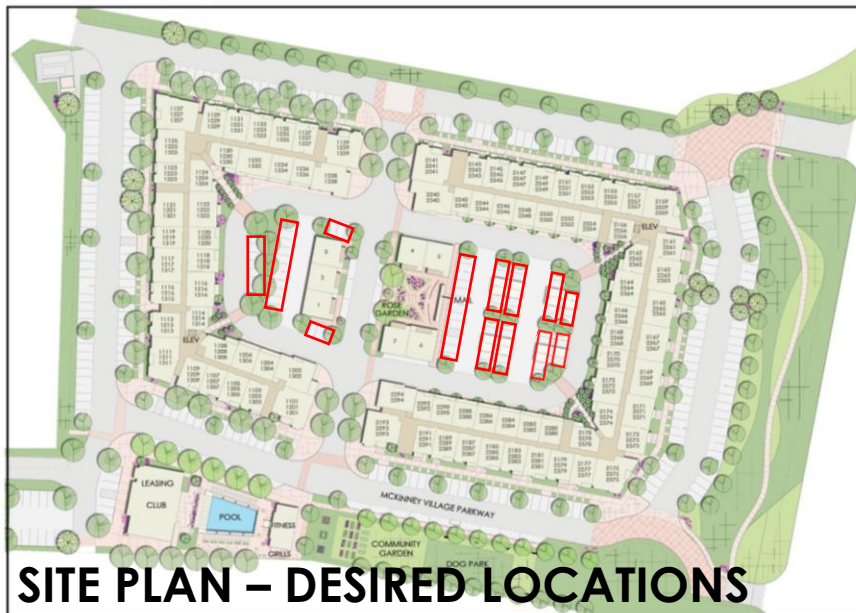




ROOF MATERIAL



DESIRED DESIGN



SITE PLAN – DESIRED LOCATIONS