

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Hangar/Townhome on Lot 11R1 of Aero Country East Addition, Located at 309 Lloyd Stearman Drive

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed façade plan appeal may be appealed by the applicant to the City Council.

STAFF RECOMMENDATION: Staff recommends denial of the proposed façade plan appeal due to the proposed elevations not being finished with required masonry materials.

APPLICATION SUBMITTAL DATE: June 29, 2016 (Original Application)
July 11, 2016 (Revised Submittal)
July 19, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a Façade Plan Appeal for one hangar/townhome unit (Lot 11R1) located in the Aero Country East Addition.

The Façade Plan Appeal is being requested because the proposed elevations feature:

1. Architectural Concrete Masonry Units as the primary finishing material.

A site plan for Aero Country East Phase 1 was approved in 2013 (09-059SP) and subsequently revised in 2016.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: The purpose of the architectural standards is to set minimum standards for the appearance of non-residential, attached single family residential (townhome) and multi-family retail buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

As part of the PD zoning (PD 2008-11-106) that covers the Aero Country East development, the north, south and east elevations of the hangar/townhome units are required to comply with Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance. This provision specifically states that “the exterior finishing on each elevation

of every townhome unit shall be a minimum of 85 percent brick, stone or synthetic stone materials”. Architectural concrete masonry units are listed as a secondary finishing material. As proposed the applicant is requesting to utilize architectural concrete masonry units as the primary finishing material on the north (96%), south (100%) and east (94%) elevations.

When considering a Façade Plan Appeal the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this ordinance through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

Staff is of the opinion that a similar design could be achieved through the use of masonry materials and that the use of concrete masonry units does not meet the intent of the architectural standards. As such, Staff recommends denial of the request.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed design would have no significant negative impact on existing developments surrounding the subject property.

MISCELLANEOUS DISCUSSION: A façade plan appeal shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. Staff believes that this is not the case with the proposed architectural design and façade plan appeal.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map & Aerial Exhibit
- Letter of Intent
- Proposed Architectural Elevations
- PowerPoint Presentation