



Trammell Crow Center  
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April 13, 2018

Mr. Brian Lockley  
Director of Planning  
222 N. Tennessee St.  
McKinney, TX 75069

**RE: 17-125PDM WHEELHOUSE OF MCKINNEY**

Mr. Lockley:

We are very excited to submit this façade plan review for the new Wheelhouse restaurant in McKinney, Texas. This restaurant will be a meaningful addition to a growing selection of diverse options for the citizens of McKinney. Our vision for the design is to create an engaging and dynamic environment that is cool, interesting, and thought-provoking. To achieve these goals, we are requesting a few modest variances from the city's published guidelines regarding building massing and architectural consistency with the overall development.

The McKinney guidelines state that "elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets from the primary façade plane of at least 18" in depth". The North and South elevations have a framing element that protrudes 18" from the face of the primary façade. This does not meet the specific guidelines as a true offset, however the framing element adds architectural interest that is similar to an offset of the same depth. On the East and West elevations, although the center glazing portion is not offset by 18" in depth, it appears to be offset visually by the change in height, materiality, and slight setback (12" in depth). Also, the unique patio feature located at the north end of the building creates another offset that reads as part of the overall building massing. The building may not strictly comply to the massing requirements, however it does utilize minor façade offsets, height variations, and appropriate fenestration to add appeal and interest to the site.

We are also requesting to waive the requirement that the building be architecturally consistent with the rest of the development. We recently learned that our client, Headington, is buying the lot that Wheelhouse will sit on; no longer making it a part of the overall development. Lastly, the original Dallas Wheelhouse is designed with an industrial architectural style in mind. While keeping in line with many of the city guidelines, we want to mimic that style in order to keep with the already well-established brand of Wheelhouse.

It is our hope that you will find our design, in all of these manners, meets the intent of the code and guidelines set forth by the City of McKinney.

Respectfully,

Mike MacGregor, AIA, NCARB  
Associate, Hofer Wysocki