

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for Nissan of McKinney, Located on the Southwest Corner of Test Drive and U.S. Highway 75 (Central Expressway)

**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.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed Façade Plan Appeal.

**APPLICATION SUBMITTAL DATE:** November 29, 2017 (Original Application)  
December 7, 2017 (Revised Submittal)  
December 28, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a Façade Plan Appeal to the Architectural Standards Ordinance for the Nissan of McKinney. The proposed elevations for the automobile sales facility features elevations that do not strictly conform to the requirements of the architectural standards of the Zoning Ordinance.

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

1. Do not meet the required minimum 50 percent masonry for each exterior wall.

The applicant has an approved site plan (02-195SP), the original façade of which was constructed in 2002. Due to construction factors, the façade is currently failing and starting to crack and fall apart.

Typically facade plans can be approved by Staff; however, the applicant is requesting approval of a facade plan appeal, which must be considered by the Planning and Zoning Commission. The facade plan appeal is detailed further below.

**COMPLIANCE WITH ARCHITECTURAL STANDARDS:** The purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family 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. The standards are intended to serve as a baseline for the minimum design expectations of the City. 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.

The proposed elevations do not feature the required minimum percentage of masonry (50%) per elevation. As such, the proposed elevations are not in compliance with the newly established architectural standards of the Zoning Ordinance (approved in March of 2015).

Facade plan appeals state that 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 chapter 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 as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for all non-residential uses in non-industrial districts, at least 50 percent of each elevation for building 3 stories or less shall be covered with a masonry finishing material. Acceptable primary masonry finishing materials are brick, stone, or synthetic stone, including, but not limited to, slate, flagstone, granite, limestone and marble. The applicant is proposing a similar design to the existing building that is appropriate for the structure, while utilizing a wider variety of materials appropriate in weight and design for the building. The new design features stone and ACM similar to the existing façade, and proposed the addition of EIFS as a light-weight material to reduce the weight on the walls. Staff feels that the use of proposed materials is appropriate for the building design and the character should provide a positive enhancement to the surrounding area. As such, Staff has no objections to the request and recommends approval of the proposed elevations.

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

property. Staff is of the opinion that the proposed architectural design of the building would complement the surrounding land uses with its attractive design.

**MISCELLANEOUS DISCUSSION:** A Facade 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 and Aerial Exhibit
- Letter of Intent
- Proposed Architectural Elevations
- PowerPoint Presentation