

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Samantha Pickett, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for Simpson Strong Tie, Located at 2221 Country Lane

**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 18, 2016 (Original Application)  
December 5, 2016 (Revised Submittal)  
February 14, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a Façade Plan Appeal to the Architectural Standards Ordinance for the Simpson Strong Tie Phase 3 Expansion. The proposed elevations for the 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 provide a parapet at least one foot taller than the roof-mounted HVAC equipment.

The applicant has an approved site plan (16-252SP) for the expansion, while the original façade was constructed in 2004.

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 a parapet at least one foot taller than the HVAC equipment in order to screen it from view. As such, the proposed elevations are not in compliance with the 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.

The applicant has requested the following variance to the façade plan:

- Do not provide a parapet at least one foot taller than the roof-mounted HVAC equipment.
  - The applicant is requesting approval to waive the required screening of the roof-mounted HVAC equipment on Phase 3 of the building expansion in an effort to ensure consistent architectural design with the existing facility. The previous phases did not require screening of the roof-mounted HVAC equipment as the ordinance did not require screening at the time of approval. Given that the entirety of the existing facility does not have the screening, adding screening to the new building would create an inconsistency in the building's overall design. Additionally, given the height of the building at 42', the building's distance from the public right-of-way (approximately 227'), and the location of the equipment, it is Staff's professional opinion that the equipment is unlikely to be seen at the street level. As such, Staff recommends approval of the façade plan appeal.

**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 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
- Approved Site Plan
- Proposed Architectural Elevations
- PowerPoint Presentation