

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Planning Manager

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan for a Multi-Family Residential Development (Post Oak Apartments), Located on the Southeast Corner of McKinney Ranch Parkway and Future Collin McKinney Parkway

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed facade plans.

**APPLICATION SUBMITTAL DATE:** July 20, 2015 (Original Application)  
July 22, 2015 (Revised Submittal)  
August 20, 2015 (Revised Submittal)  
August 29, 2015 (Revised Submittal)  
September 9, 2015 (Revised Submittal)  
September 10, 2015 (Revised Submittal)  
September 14, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting approval of a facade plan appeal for the Post Oak Apartments. The applicant has indicated that the proposed elevations for the multi-family residential development features a more modern style with an “image of new urbanism” and “proportional geometry and cleanly defined element oriented shapes” that does not strictly conform to the requirements of the governing planned development ordinance and the architectural standards of the Zoning Ordinance.

The facade plan appeal is being requested because the proposed elevations:

1. Do not meet the required minimum 85 percent masonry for each exterior wall.
2. Do not conform to the primary apartment building facades as depicted on the general character exhibit attached to the governing planned development ordinance.

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 and is detailed further below. Please note, the applicant received approval of the associated site plan (14-141SP) in August of 2014.

**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 minimum percentage of masonry (85%) required on a per wall basis and do not conform with the primary apartment building facades as depicted on the general character exhibit attached to the governing planned development ordinance with regard to roof line style, gables and cornice treatment. As such, the proposed elevations are not in compliance with the architectural standards of the governing planned development ordinance and require approval from the Planning and Zoning Commission.

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 governing planned development ordinance (PD 2013-03-025) states that “each wall of each building shall be finished with at least 85% masonry” (brick, stone, and/or synthetic stone). The applicant is proposing a more modern, architectural design than originally envisioned for the property and is requesting that the percentage of masonry be calculated on a per elevation basis, which is in keeping with the newly established architectural standards for multi-family residential buildings approved in March of 2015. As such, Staff has no opposition to the reduction in masonry finishing materials and feels that the request is in keeping with the current standards permitted in the Zoning Ordinance.

The governing planned development ordinance (PD 2013-03-025) also includes an architectural character exhibit which illustrates the general character of buildings constructed on the site. The applicant has utilized some similar elements (i.e. recessed, flat and pitched roof elements, window treatments, awnings, and an appropriate facade rhythm to eliminate large horizontal planes); however, with a more modern architectural design the applicant has requested that the facade plans be approved without some of the more traditional architectural elements shown on the character exhibit (i.e. roof line styles and removal of gables and ornate cornice treatments). As the proposed changes to the general character are in keeping with a more modern architectural style as well as the standard architectural requirements of the Zoning Ordinance for multi-family residential developments, Staff has no opposition to the proposed design and elevations proposed by the applicant.

**IMPACT ON EXISTING DEVELOPMENT:** Staff believes the proposed modern design should have no significant negative impact on existing developments surrounding the subject property. Staff is of the opinion that the proposed architectural design should complement future and existing surrounding land uses with its 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 facade 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
- Existing PD Ordinance No. 2013-03-025
- Approved Site Plan (14-141SP)
- Proposed Architectural Elevations
- Presentation