

**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 Facade Plan Appeal for a Multi-Family Development (McKinney Point), Located on the South Side of McKinney Ranch Parkway and Approximately 550 Feet East of Future Collin McKinney Parkway

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed Facade Plan Appeal.

---

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

**APPLICATION SUBMITTAL DATE:** October 26, 2015 (Original Application)  
November 18, 2015 (Revised Submittal)  
December 21, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a Facade Plan Appeal for a multi-family development (McKinney Point). The applicant has indicated that the proposed elevations will provide a rich combination of quality materials, including a high percentage of masonry (stone and brick), and colors and architectural elements that create an interesting and well-designed facade; and the applicant has indicated that this would not be possible if held to the current PD regulations.

The appeal is being requested because the proposed elevations:

1. Do not meet the required minimum 85 percent masonry per wall.

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 site plan (14-260SP) in January of 2015.

**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. Staff is of the opinion that the proposed architectural design of the McKinney Point multi-family development satisfies the purpose of the architectural standards.

The proposed elevations do not feature the minimum percentage of masonry (85%) required on a per wall basis, however the elevations conform with the primary apartment building facades as depicted on the general character exhibit attached to the governing planned development ordinance. 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 similar architecture features and design envisioned for the property and is requesting that the percentage of masonry be approved as noted on the proposed elevations, which is in keeping with the newly established architectural standards for multi-family residential buildings approved in March of 2015. Staff feels that the request is in keeping with the current architectural standards permitted in the Zoning Ordinance and as such recommends approval of the reduction in masonry finishing.

**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 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 (14-260SP)
- Proposed Architectural Elevations
- PowerPoint Presentation