

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

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

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Restaurant with Drive-Through Window (Hat Creek Burger), Located Approximately 610 Feet North of Stonebridge Drive and on the East Side of Custer Road

**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 has no objections to the proposed façade plan appeal.

**APPLICATION SUBMITTAL DATE:** October 7, 2016 (Original Application)  
October 19, 2016 (Revised Submittal)  
October 25, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a Façade Plan Appeal for a Restaurant with Drive-Through Window (Hat Creek Burger) due to the proposed elevations not conforming to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts. The applicant has requested to utilize architectural wood accents in lieu of masonry as the primary finishing material on the eastern façade facing Custer Road.

The applicant has submitted the associated site plan, which was approved by Staff on October 26, 2016.

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.

Façade 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:

- Utilize architectural wood accents on 66 percent of the façade facing Custer Road, and not provide the minimum of 50 percent of masonry material.
  - The applicant is proposing 66 percent architectural wood accents on the western façade of the building, of which the maximum allowed percentage is 20 percent. Due to this design, the western façade also does not meet the minimum 50 percent masonry (brick, stone, or synthetic stone). In the letter of intent, the applicant indicates that the design creates a unique and identifiable element for the building, while also providing airflow and visibility to the playground. While Staff acknowledges that this building has a unique design concept, Staff also has some concerns as to the unfinished nature of the slatted design. The applicant has used stone and brick as the primary building materials on all other elevations of the building, and as such Staff ultimately has no objections to the request.

**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 Façade Plan Appeal shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. The applicant has not indicated to Staff that this was a factor in the development.

**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
- Architectural Renderings (Informational Only)
- PowerPoint Presentation