



City of McKinney
Planning – Development Review
221 N. Tennessee St.
McKinney, TX 75069

To whom it may concern,

As part of the Façade Plan Review for the **Cinemark USA McKinney XD14** project planned for the 380 Commons at Headington Heights (**Site Plan Case #17-219SP**), the design team would like to request a variance from the City of McKinney Code of Ordinances, Section 146-132 with regards to the inclusion of architecturally-finished tilt walls on approximately 28% of the total building elevation.

The property is Tract 60 of the 380 Commons @ Headington Heights development, 9.55 acres spanning between Hardin Boulevard and Bois D’Arc Road, approximately 315 feet south of University Drive. It is zoned “C-2” – Local Commercial District and “CC” – Corridor Commercial Overlay District.

We would like to request a variance from Section 146-139 for the use of architecturally-finished concrete tilt panels on a portion of the building. These walls represent slightly more than 21% of the total building elevation, and between 9-29% of each elevation of the façade taken individually. Traditional tilt panels with reveals as designed by the architect are erected, and a special coating is applied that the design team feels is indistinguishable from an exterior insulated finish system (EIFS) that is listed as an approved finish material per Section 146-139(f)(8)a.2. This product (*Ultracrete* by Sherwin Williams, or similar) has been used countless times by the design team, and has proven to be both similar in look and feel to EIFS or stucco might. This product does not affect location of reveals or joints on the surface of the walls, and the use of tilt panels allows the design team more freedom with the location of these reveals/joints. EIFS/stucco walls are beholden to the properties of the material, and the use of these systems often results in a façade that looks more routinized than even a low-end tilt panel would appear, with joints placed at regular intervals just to hold off cracking that tends to occur with the finish. We feel the use of the special finish at the minimal number of tilt panels does nothing to detract from the building design, and serves to enhance those portions of the façade using more costly materials.

Please let us know if you have any questions or need any further clarification.

Thank you,

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