



14-068FR2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Multi-Family Residential Development (McKinney Urban Village), Located Approximately 850 Feet North of Frisco Road and on the West Side of State Highway 5 (McDonald Street)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 13, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

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.

STAFF RECOMMENDATION: Staff recommends denial of the proposed façade plan appeal due to the proposed elevations for the covered parking structure columns not being finished with masonry materials.

APPLICATION SUBMITTAL DATE: June 1, 2016 (Original Application)
August 30, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a façade plan appeal for the covered parking structures for McKinney Urban Village. A meritorious exception (14-269ME) was approved on October 14, 2014 by the Planning and Zoning Commission to modify the exterior finishing materials and to allow for the construction of covered parking structures designed to have the appearance of wood trellises, but constructed of fiber glass.

The Façade Plan Appeal is being requested because the proposed elevations for the covered parking structure:

1. Feature exposed steel columns and metal roofing.

The applicant has received approval of a full building permit, and the project is currently under construction. Approval of the façade plan appeal will allow the applicant to alter the materials of the covered parking structures from what was originally approved in the meritorious exception (14-269ME).

On October 14, 2014 the Planning and Zoning Commission voted 5-0-1 to approve the meritorious exception with the agreement that the parking structures would be made using a fiberglass material instead of wood, with a vote of 5-0-1.

On June 28, 2016 the Planning and Zoning Commission voted 6-1-0 to close the public hearing and table the item indefinitely so that the applicant could discuss with staff an alternative design for the carports.

SUPPORTING MATERIALS:

[06.28.16 PZ Minutes](#)

[10.14.14 PZ Minutes](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Architectural Elevations](#)

[PowerPoint Presentation](#)