



02-195FR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for Nissan of McKinney, Located on the Southwest Corner of Test Drive and U.S. Highway 75 (Central Expressway)

COUNCIL GOAL: Direction for Economic and Strategic Growth

MEETING DATE: January 24, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Aaron Bloxham, 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 approval of the proposed Façade Plan Appeal.

APPLICATION SUBMITTAL DATE: November 29, 2017 (Original Application)
December 7, 2017 (Revised Submittal)
December 28, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a Façade Plan Appeal to the Architectural Standards Ordinance for the Nissan of McKinney. The proposed elevations for the automobile sales facility features elevations that do not strictly conform to the requirements of the architectural standards of the Zoning Ordinance.

The Façade Plan Appeal is being requested because the proposed elevations:

1. Do not meet the required minimum 50 percent masonry for each exterior wall.

The applicant has an approved site plan (02-195SP), the original façade of which was constructed in 2002. Due to construction factors, the façade is currently failing and starting to crack and fall apart.

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.

SUPPORTING MATERIALS:

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Building Elevations](#)

[PowerPoint Presentation](#)