



17-263FR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Southwest International Trucks, Located at 2105 North Central Expressway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 10, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed Facade Plan Appeal may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends denial of the proposed facade plan appeal; **however the applicant has requested approval of the following variance:**

1. Utilize aluminum composite metal panel as an exterior finishing material on the east and south elevations.

APPLICATION SUBMITTAL DATE: August 29, 2017 (Original Application)
September 25, 2017 (Revised Submittal)
September 28, 2017 (Revised Submittal)
October 2, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a Facade Plan Appeal for an exterior renovation to the existing Southwest International Trucks, located at 2105 North Central Expressway. As a renovation, the building material should be of equal or higher quality than those currently found on the building. As part of the renovation, the applicant has requested to use aluminum composite metal panel on the east and south elevations.

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.

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 facade 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.

Currently, the building features approximately 50% brick veneer on the east elevation where the lobby is located, seamed metal panels on approximately 30% of the east elevation, and exposed concrete tilt wall on the remainder of the east elevation where the bay doors are located. The applicant has requested to replace or cover the existing tilt-wall and brick veneer, as well as the existing metal, with 100% aluminum composite metal panels. In keeping with the requirement for existing buildings, the applicant would be permitted to use a wide variety of materials such as brick, stone, stucco, tilt-wall concrete, or EIFS, as well as architecturally finished metal, provided the metal did not exceed the area currently covered by the seamed metal panels. Under these requirements, the extent to which aluminum composite metal panel is proposed would not be permitted. Although the material is not permitted, a facade plan appeal can be granted for architectural innovation or a unique concept; however, it is not Staff's opinion that the use of metal panels in this instance creates a unique design.

Furthermore, the existing zoning on the subject property is “BG” - General Business District, which under the current regulations would require new development to follow the “Non-Residential Uses in Non-Industrial Districts” architectural standards. Although the existing land uses on the north and west of the subject property are currently undeveloped, it is anticipated, given the frontage along North Central Expressway (US 75) and existing commercial zoning, that they will be developed for commercial uses. Non-residential uses in non-industrial districts standards require a minimum of 50% masonry (brick, stone or synthetic stone) on each elevation. The renovation of this building featuring 100% metal facing U.S. Highway 75 would not be compatible with the exterior finishing materials of the future land uses. Additionally, the existing shopping center to the south of Taylor-Burk Drive features a significant amount of brick masonry as the uniform, exterior finishing material. Given the frontage along North Central Expressway (US 75) and the lack of unique design, Staff cannot support the utilization of this material on the proposed elevations.

IMPACT ON EXISTING DEVELOPMENT: It is Staff’s professional opinion that the proposed design may have a negative impact on existing developments surrounding the subject property.

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. It is Staff’s professional opinion that this is not the case with the proposed architectural design and Facade Plan Appeal.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or in opposition to this facade plan appeal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Existing Site Layout](#)

[Proposed Elevations](#)

[PowerPoint Presentation](#)

[Applicant Presentation](#)