



17-028FR

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for an Office Building (Independent Bank Headquarters), Located on the Southeast Corner of Henneman Way and Grand Ranch Parkway

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** January 9, 2018

**DEPARTMENT:** Planning

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

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

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed façade plan appeal with the following conditions:

1. The applicant receive approval of a variance to utilize a glass curtain wall system as the primary exterior finishing material on the east and south elevations.

**APPLICATION SUBMITTAL DATE:** November 20, 2017 (Original Application)  
December 20, 2017 (Revised Submittal)  
December 22, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a Façade Plan Appeal for a 6-story, 160,000 square-foot office building (Independent Bank Headquarters), located on the southeast corner of Henneman Way and Grand Ranch Parkway. The proposed elevations do not conform to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts as the applicant has requested to utilize a glass curtain wall system as the primary finishing material of the building on two of the four elevations.

Typically, façade plans can be approved by Staff; however, the applicant is requesting

approval of a façade plan appeal, which must be considered by the Planning and Zoning Commission. The façade 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 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.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that for all non-residential uses in non-industrial districts, at least 25 percent of each elevation for building three stories or greater shall be covered with a masonry finishing material. Acceptable primary masonry finishing materials are brick, stone, or synthetic stone, including, but not limited to, slate, flagstone, granite, limestone and marble. While the north and west elevations feature the required 25 percent masonry through the use of a cream colored stone veneer, the south and east elevations do not (approximately 8 percent and 7 percent, respectively).

It is Staff's professional opinion that the applicant is proposing a unique, L-shaped building with interesting angles that provides an innovative modern architectural style. The use of glass is in keeping with this design, and along with the exterior balconies on the upper floors, help to create a modern and innovative design. As such, Staff

recommends approval of the proposed variance request.

**IMPACT ON EXISTING DEVELOPMENT:** It is Staff's professional opinion that the proposed design would not 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 Façade Plan Appeal.

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

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Elevations](#)

[Proposed Renderings](#)

[PowerPoint Presentation](#)