



16-166FR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan for a Mixed-Use Development (Davis at the Square), Located on the Southeast Corner of Davis Street and Tennessee Street

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 17, 2018

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed amended facade plan.

APPLICATION SUBMITTAL DATE: May 16, 2016 (Original Application)
July 19, 2016 (Revised Submittal)
July 27, 2016 (Revised Submittal)
August 1, 2016 (Revised Submittal)
August 5, 2016 (Revised Submittal)
October 11, 2016 (Revised Submittal)
March 13, 2018 (Revised Submittal)
March 16, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant has requested to amend the previously approved façade plans for the mixed-use development (Davis at the Square) that is currently under construction, located on the southeast corner of Davis Street and Tennessee Street.

The applicant has requested to modify the façade plans to alter materials and façade design. Specifically, the revised elevations increase the amount of masonry (brick), reduces the use of stucco (applicant has requested a stucco like coating for the upper levels of the parking garage façade), and tweaks the façade design with the most notable change located at the corner of Tennessee Street and Davis Street.

On August 16, 2016, City Council voted 7-0-0 to table the item indefinitely to give the applicant time to address both Council and the public's concerns regarding the façade plans. Following the City Council meeting, the applicant worked with Staff to host a public open house meeting on September 15, 2016, where they presented new renderings for feedback. Comments during and following the meeting included increasing the cornice details, more patterned brickwork, and a stronger tie to the design of downtown. At the October 18, 2016 City Council Regular Meeting, Council voted unanimously (7-0-0) to approve the façade plan with the Design Exceptions noted below.

BUILDING DESIGN STANDARDS: Within the "MTC" - McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan. As part of the previous façade plan approval, the applicant received the following Design Exceptions related to the Building Design Standards:

- To not provide tripartite design (a defined base, middle, and top) on the buildings located on Block A;
- To not provide façade rhythm in 20' - 30' intervals on the buildings on Block A;
- To not provide a complete storefront design, including a bulkhead, on the storefront windows on Block A;
- To provide less than 65% transparent windows on the first floor facing Tennessee Street on Block A;
- To not provide façade rhythm in 20' - 30' intervals or horizontal articulation for the parking garage along a Priority "B" Street (Davis Street);
- To allow less than 80% primary materials (brick, stone, synthetic stone) on the façade facing Priority "B" Streets (Tennessee and Anthony Streets) on Block B; and
- To allow the use of cementitious fiber panels and lap siding as both a primary and secondary material.

The proposed modified elevations are in line with the previously approved Design Exceptions, and in the case of primary materials actually increases the amount of masonry (brick) and removes much of the stucco look and finish. As such, Staff recommends approval of the request.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or in opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

[CC Minutes 10.18.16](#)

[CC Minutes 8.16.16](#)

[Location Map & Aerial Exhibit](#)

[Approved Facade Elevations](#)

[Proposed Facade Elevations](#)

[PowerPoint Presentation](#)