



18-0046FR

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Façade Appeal for Auto Repair Facility (Collin County Customs), Located Approximately 100 Feet South of Power House Drive and on the East Side of Mercury Circle

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

**MEETING DATE:** May 8, 2018

**DEPARTMENT:** Planning

**CONTACT:** David Soto, 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 may be appealed to the City Council.

**STAFF RECOMMENDATION:** Staff recommends denial of the proposed façade plan appeal; however, the applicant is requesting approval of the following variances:

1. The applicant receive approval of a variance to waive the masonry requirement on all elevations.
2. The applicant receive approval of a variance to waive the offset requirements for the north, east and south elevations.
3. The applicant receive approval of a variance to waive the window fenestration requirement.
4. The applicant receive approval of a variance to waive the cornice treatment requirement.
5. The applicant receive approval of a variance to use alternative architectural design concepts in lieu of the options provided in the Ordinance.

6. The applicant receive approval of a variance to provide only one alternative design concept.

**APPLICATION SUBMITTAL DATE:** January 18, 2018 (Original Application)  
March 01, 2018 (Revised Submittal)  
March 14, 2018 (Revised Submittal)  
April 16, 2018 (Revised Submittal)  
April 23, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a Façade Plan Appeal for an Auto Repair Facility (Collin County Customs) due to the proposed elevations not conforming to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts.

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.

The applicant has submitted the associated site plan (18-0032SP), which is being considered concurrently by the Planning and Zoning Commission on May 8, 2018.

**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.

Façade 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.

The applicant has requested the following variances to the façade plan:

- Waive the masonry requirement on all elevations.
  - Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that all non-industrial buildings in industrial districts be finished with at least 50% masonry finishing materials on each elevation. The applicant is requesting to waive all masonry requirements and proposing a combination of concrete masonry unit (CMU) block, exterior insulation and finish system (EIFS), and metal as the materials, with a majority of metal on three of the four facades. The repair facility features 100% metal on the east, 97% metal on the south, 78% metal on the north, and a combination of CMU block and EIFS on the west. The office building uses 100% metal on the east, 96% metal on the south, 49% metal on the north, and a combination EIFS and CMU on the west.
  - Although the proposed development is in an area primarily designated for industrial uses, auto repair facilities and offices are considered non-residential/non-industrial uses, and can be located within both commercially- and industrially-zoned areas of the city. As such, both buildings are required to have a masonry component along with the other elements for non-industrial uses in industrial districts. Many of the surrounding buildings have either provided masonry or have forgone metal entirely. Given the surrounding area and proposed uses, Staff is of the opinion that that the lack of masonry may not complement the existing and future development of the area, and that masonry material could be used to achieve a similar look. As such, Staff recommends denial of the proposed variance request.
- Waive the offset requirements from the north, south and east elevations of the auto repair facility building.
  - Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that at a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth. While the applicant is providing the required offsets on the west elevation, the north, south, and east elevations do not feature the required offsets. Offsets provide an aesthetic articulation for otherwise flat building elevations by creating visual interest. It is Staff's professional opinion that

this building can maintain a unique identity, while still incorporating similar architectural elements such as offsets in order to provide visual interest. As such, Staff recommends denial of the proposed variance request.

- Waive the window fenestration requirement.
  - Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that windows shall appear as holes that are punched through walls rather than an appendage to the wall. This requirement is to draw the eye to the windows by providing depth and shadow, adding to the visual interest of the façade. The proposed windows are relatively flush with the veneer (1" deep). Although this is intended to create a modern look, it is Staff's professional opinion that the increased depth and emphasis on the windows would create more visual interest. As such, Staff recommends denial of the proposed variance request.
- Waive the cornice treatment requirements for all buildings.
  - Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that parapet roof lines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation. This requirement is to provide depth and contrast to highlight the roofline of the building. The applicant is proposing a 6" cap, however the color is similar to the remainder of the building, causing it to blend in rather than contrast. As such Staff recommends denial the request.
- Utilize an alternative architectural design concept, and provide one concept in lieu of the two distinct architectural feature requirement.
  - Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that buildings shall provide an additional feature in order to create a visual interest for the building. The additional feature that the applicant selected is "The building features has at least two distinctly different significant architectural design concepts that are not already mandated by these requirements which add to the visual interest of the building". The applicant is proposing to utilize a single architectural element, a graphic design featuring a tachometer on the north and west elevation of the auto repair facility and a speedometer on the north and west elevation of the office building. It is Staff's professional opinion that this architectural element, while unique in design, only counts as one distinct design concept. One additional unique design concept would need to be provided in order to the meet this requirement. As such, Staff recommends denial 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.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received one call expressing concerns regarding this request.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Facade Plan](#)

[PowerPoint Presentation](#)