



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 16-183FR2 **Name:** Costco Facade Plan Appeal
Type: Agenda Item **Status:** Approved
In control: Planning & Zoning Commission
On agenda: 10/11/2016 **Final action:** 10/11/2016
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

Indexes:

Attachments: 1. PZ Minutes, 2. PZ Report, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Proposed Architectural Elevations, 6. Arch. Renderings - Info Only, 7. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
10/11/2016	1	Planning & Zoning Commission	Close the public hearing	Pass
10/11/2016	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

COUNCIL GOAL: Direction for Economic and Strategic Growth

MEETING DATE: October 11, 2016

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Eleana Galicia, 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.

However, the applicant has requested a variance in order to allow the following, which Staff cannot support:

1. Each elevation on the gas station controller building shall not be required to provide a minimum of 50% masonry materials.

APPLICATION SUBMITTAL DATE: May 31, 2016 (Original Application)
July 7, 2016 (Revised Submittal)
July 12, 2016 (Revised Submittal)
August 26, 2016 (Revised Submittal)

September 27, 2016 (Revised Submittal)
October 3, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a Façade Plan appeal for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco). The proposed elevations do not conform to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts.

The Facade Plan Appeal is being requested because the applicant has requested to utilize architecturally-finished CMU as a primary masonry material on the wholesale retail and tire service center building; to utilize corrugated metal and painted concrete as secondary materials on the wholesale retail and tire service center building; to not provide at least two offsets from the primary facade plane of at least 18 inches in depth on elevations 50 feet or longer in horizontal length (applicable to northern and western elevations); and to not provide any primary masonry materials on the gas station controller building.

The applicant has submitted an associated specific use permit and site plan request (16-183SU2) and a conveyance plat (16-184CV2), which are also being considered at the October 11, 2016 Planning and Zoning Commission meeting.

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.

On September 13, 2016, the Planning and Zoning Commission voted 7-0-0 to close the public meeting and to table the item indefinitely per the applicant's request.