



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #:	22-0296	Name:	West Grove Facade
Type:	Agenda Item	Status:	Consent Item
		In control:	City Council Regular Meeting
On agenda:	4/5/2022	Final action:	
Title:	Consider/Discuss/Act on Architectural Elevations for the West Grove Development, Located on the South Side of U.S. Highway 380 (University Drive) and on the East Side of Custer Road		
Indexes:			
Attachments:	1. Location Map and Aerial Exhibit, 2. Proposed Elevations, 3. Proposed Elevations - Staff Redlines		

Date	Ver.	Action By	Action	Result
4/5/2022	1	City Council Regular Meeting	Approved	Pass

Consider/Discuss/Act on Architectural Elevations for the West Grove Development, Located on the South Side of U.S. Highway 380 (University Drive) and on the East Side of Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: April 5, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Kimberly Flom, Assistant City Manager
Jennifer Arnold, AICP, Director of Planning
Kaitlin Sheffield, Planner II

RECOMMENDED CITY COUNCIL ACTION: Staff recommends that the City Council consider, discuss, and act on the proposed architectural elevations.

ITEM SUMMARY:

- This item is to consider/discuss/act on the proposed architectural elevations for certain buildings proposed as part of the West Grove development.
- Following adoption of HB 2439, only buildings located within the Historically Significant Area (HSA) or those considered “significantly important” are subject to the architectural standards contained in the city’s Zoning Ordinance. The proposed West Grove development does not fall into either of these categories so would not typically be subject to the city’s architectural standards.

- However, review of the proposed West Grove elevations against the architectural standards included in the city's zoning ordinance (as they were applicable prior to HB 2439) is a component of the Chapter 380 Economic Development Program and Agreement.
- Per the Chapter 380 Economic Development Program and Agreement, commercial and residential elevations that do not comply with the architectural standards included in the city's zoning ordinance (as they were applicable prior to HB 2439) must be reviewed and approved by the City Council (excluding "The Hub").
- As such, Staff has reviewed the proposed elevations and has provided a summary of this review below:
 - Key Architectural Standards (as applicable pre- HB 2439)
 - Primary Finishing Materials. All elevations for buildings 3 stories or smaller shall be finished in at least 50% masonry materials. Buildings taller than 3 stories shall be 25% masonry. Stucco and tilt-wall are not considered masonry.
 - Secondary Finishing Materials. Architecturally finished metal panels may be used as a finishing material, but corrugated metal is not permitted. Architectural wood accents may be used as a finishing material but may not exceed more than 20% of any elevation.
 - Façade Offsets. All buildings shall utilize façade offsets and appropriate fenestration to break up long uninterrupted walls - at minimum, elevations 50' or longer shall provide at least 2 offsets of at least 18" in depth.
 - Highlighted differences between proposed elevations and architectural standards (as applicable pre- HB 2439).
 1. Corrugated metal is shown as a proposed building material, which was prohibited in the pre-HB 2439 architectural standards.
 2. Many buildings use a predominate mix of wood, tilt-wall and metal at a percentage mix that exceeded what was allowable under the pre-HB 2439 architectural standards. Specifically,
 - a. Building M- west elevation (pages 5,6) - Predominately wood (56%)
 - b. Building N- all elevations (pages 7,8) - Predominately wood building. West elevation is 100% wood.
 - c. Building P- west elevation (pages 9,10) - Metal panel being used as primary building material.
 - d. Building Q- all elevations (pages 11,12) - Wood and tilt wall being used as primary finishing material.
 - e. Building R- north elevation (pages 13,14) - Wood being used as primary building material. Detail still needed to evaluate façade offsets.
 - f. Building S, North- west and south elevations (pages 15,16) - Wood exceeds 20%. West elevation is 100% wood.

- g. Whole Foods Retail Plaza- North elevation/eastern buildings (pages 17-20) - Wood and tilt wall being used as primary finishing materials.
 - h. Whole Foods Retail Plaza- North elevation/western buildings (page 21) - Stucco and tilt wall being used as primary finishing materials.
 - i. Whole Foods Retail Plaza- West and south elevations (page 23) - Stucco and tilt wall being used as primary finishing materials. It does not appear that the proposed elevations include façade offsets.
- To further assist Council in their consideration, Staff has also provided a markup of the proposed elevations to show what is and is not in compliance with the architectural standards which were applicable in the McKinney Code prior to the adoption of HB 2439.
 - This item is strictly to consider the proposed architectural elevations. The applicant must meet all other development requirements of the City, including the City's sign code.
 - Other buildings in the development, including the multifamily buildings, must comply with the Economic Development Program and Agreement provisions, or be reviewed by Council.