

August 1, 2023

Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

Re: Site Plan/Façade Plan Resubmittal
The Parks Church
121/129/131 S. Tennessee Street
McKinney, Texas 75069



LETTER OF INTENT

INTRODUCTION:

The Parks Church, under the leadership of Pastor Kyle Redel, currently owns the properties at 121 and 131 S. Tennessee Street and has a lease-to-own agreement with Camden Harper Investments LLC (aka Cadence Cyclery) for the property at 129 S. Tennessee Street and will likely outright own that property in March of this year. TPC currently occupies the 121 building known as "TPC Commons" and The Church proposes to construct a new 2-story education/worship center building at the 129 & 131 location adjacent to their current building.

ACREAGE:

121 S. Tennessee Street, identified as Tract 3, Part of Lots 121A & 122B, Block 19, The Parks Church, currently occupied by TPC, is 5,595 square feet or 0.137 acres (per Roome Title Survey 01/21/22).

129 S. Tennessee Street, identified as Lots 120A & 121B, Block 19, Camden Harper Investments LLC, is 4,091 square feet or 0.094 acres (per Collin CAD).

131 S. Tennessee Street, identified as Tract 1, Lot 120B, Block 19, The Parks Church, is 4,301 square feet or 0.099 acres (per Roome Title Survey 01/21/22).

The combined acreage of the new construction area, 129 & 131 S. Tennessee Streets is therefore 0.193 acres.

The combined acreage of the total TPC property upon completion of the project, 121, 129 & 131 S. Tennessee Streets will be 0.33 acres.

PROPERTY LOCATION:

The combined TPC properties at 121/129/131 are located approximately 41 feet south of Cloyd Street with only the former Woodmen of the World building, now Cadence Bike Shop at 119 between Cloyd Street and TPCs north building. The three properties are on the east side of S. Tennessee Street and the north side of Davis Street. The three combined properties comprise approximately 162 linear feet of frontage on S. Tennessee Street; the two properties at 129 & 131 which are the primary focus of the project comprise approximately 102 linear feet of frontage on S. Tennessee Street and 83 linear feet on E. Davis Street.

PROPOSED USES:

Level One will be used for Church Education; the northern portion includes an office and children’s classrooms and the southern portion includes an adult large group room with several adjacent small classrooms; along with a greeting space and the primary restrooms for the facility.

Level Two will be a Worship Center with a raised platform and several supporting spaces.

SQUARE FOOTAGE (129 & 131 new construction only):

Level One: 7,837 SF Level Two: 7,254 SF Total: 15,091 SF

DEVELOPMENT PHASES:

It is the intent of The Parks Church to develop the entire project in a single phase at this time.

USES, OPERATION AND MAINTENANCE:

All uses of the completed facility will be operated and maintained by The Parks Church.

ZONING DISTRICT:

Zoning is currently MTC McKinney Town Center, historic core character district, and Church is allowable use. S. Tennessee Street and E. Davis Street are designated Pedestrian Priority “A” and Pedestrian Priority “B” Streets respectively.

SPECIAL CONSIDERATIONS:

The Parks Church is not specifically requesting any variances at this time; however, we believe this to be a unique situation in that this may be a first-of-a-kind project in the commercial historic district in McKinney whereby TPC is being expected to fully comply with both the Secretary of the Interior’s Rehabilitation Guidelines for historic structures AND the McKinney Town Center guidelines for new structures simultaneously and while we are making our best efforts to do so, we believe there are conflicts between the two guidelines which, according to City Staff will not require a variance but will require several Design Exceptions to MTC, so we respectfully request the City’s understanding, support and approval.

DESIGN EXCEPTIONS TO MCKINNEY TOWN CENTER GUIDELINES:

Exterior Façade Materials:	Exception required; Does not meet % requirement
Ground Floor Façade Transparency %:	Exception required; Does not meet % requirement
Upper Floor Façade Transparency %:	Exception required; Does not meet % requirement

EXTERIOR FAÇADE MATERIALS:

MTC requires MIN 85% of each façade facing a Priority A or B Street be finished with brick, stone or cast stone. However, we are also required by the City to comply with the Rehabilitation Guidelines which recommends NOT using the same materials for new additions/alterations as the original building for 'obvious differentiation' between old and new; therefore, the existing brick walls we are required to maintain prohibits us from using brick for the new 2nd floor walls. Instead, on the new upper-level facades of the 129 and 131 buildings, we are using integral color stucco (1) for obvious differentiation from the existing brick as recommended by the Rehabilitation Guidelines, (2) is commonly found on other existing historic structures in the commercial historic district, and (3) is an acceptable exterior finish material approved by MTC. Unfortunately, based on the existing old masonry walls we must maintain compared to the walls of the new structure, we cannot quite reach the 85% to 15% ratio of brick to stucco required by MTC.

In compliance with MTC, all EIFS is used only for window trim, accent medallions, cornices, etc. and is not used on any ground floor façade and is located approximately 23 FT above the ground in all instances.

Likewise, colors illustrated for the new upper facades of the 129 & 131 buildings are also for obvious differentiation from existing 129 & 131 buildings as recommended by Rehabilitation Guidelines and are in keeping with other historic structures in the commercial historic district.

Finally, regarding the existing west brick walls at the 129 building which have been painted numerous times over recent years and have therefore become just a monochrome, rather flat lifeless wall; we propose re-facing the existing painted brick with thin-set brick to return the façade to the warm, rich, colorful appearance of the original brick. Attempting to remove years of paint would likely destroy the face of the original brick and we believe re-facing the wall with new thin-set brick and mortar would be consistent with the Rehab Guidelines as well as City of McKinney Zoning Regulations, Section 146-139 (f)(8) which states that for "Non-residential and non-industrial building façade replacement, reconstruction, or rehabilitation (...within a Historically Significant Area)", "Buildings shall utilize exterior finishing materials of equal or higher quality than the existing building". We would appreciate City approval to improve the appearance of the 129 building façade in this manner.

GROUND FLOOR FAÇADE TRANSPARENCY PERCENTAGE:

MTC requires all ground floor facades along Priority A and B Streets to have MIN 65% storefront window coverage of the façade area. We have provided new storefront windows at every opportunity but due to the height of the existing walls we must maintain and existing windows on the south we must maintain, we cannot reach the 65% threshold required by MTC.

On the west face of 129 building, the ground floor façade is old masonry walls and pony walls below the glass we are required to maintain (or replace). Our new storefront windows maximize the glass area available in existing walls with exception of new steel beams and aluminum awning at the top of the windows which are in keeping with the commercial historic district traditional design and MTC guidelines.

On the west face of 131 building, ground floor façade is old masonry walls we are required to maintain. We are removing existing brick masonry infill and windows which are not original and will be glazing those areas to the maximum extent possible to recall the former covered, open-air area across the entire front of the building. Our new steel beams

and aluminum awnings at the top of the windows are in keeping with the commercial historic district traditional design and MTC guidelines.

On the south face of 131 building, ground floor façade is old masonry walls we are required to maintain, including 3 'bays' with existing windows in cast stone surrounds. Similar to the west façade, we are removing existing brick masonry infill, door and windows (in the current recessed area) which are not original and will be glazing much of that area to recall the former covered, open-air portion at the front of the building as well as replacing the glazing in the existing cast stone surrounds. Our new steel beams and aluminum awnings at the top of the windows are in keeping with the commercial historic district traditional design and MTC guidelines.

UPPER FLOOR FAÇADE TRANSPARENCY PERCENTAGE:

MTC requires all upper floor facades along Priority A and B Streets to have MIN 30% storefront window coverage of the façade area. Based on the SF area of the 'middle' of the building (above the existing old masonry walls) we have provided new storefront windows appropriate to the facades rhythms and commercial historic district traditional designs but cannot attain the 30% threshold required by MTC. The height of the existing old masonry walls to be maintained extending above our new 2nd floor are forcing us to place windows very high, typically to the point they offer nice daylit spaces inside but no view out of the building of anything other than passing clouds as the vast majority of the bottom of windows are 7-9 FT above the floor and we only get the substantial percentage we have because most of the windows are quite tall, taking advantage of the high ceilings on the 2nd floor spaces.

On west face of 129 building, upper floor façade is new construction but is somewhat negatively impacted by old masonry walls we are required to maintain in that the existing masonry walls extends to approximately 4 FT 6 IN above the new 2nd floor near the high point. Also, we are required by City to drop the roof line at front of the building so that the 2nd floor walls are approximately 1:1 proportion to the ground floor walls. This results in limiting the height of the windows somewhat along with keeping the window proportions appropriate to commercial historic district traditional design.

On west face of 131 building, upper floor façade is new construction but is negatively impacted by old masonry walls we are required to maintain in that the existing masonry walls extend an excessive 8 FT 9 IN above the new 2nd floor and are not level. This causes our new upper-level windows to be located an exorbitant 9 FT above the 2nd floor and extending to 15 above the 2nd floor which is allowed by our high ceilings. Windows are 4 FT wide and a narrow vertical proportion as required by City & in keeping with commercial historic district traditional design and spaced according to façade rhythm and bay spacing of the existing ground floor façade below.

On south face of 131 building, upper floor façade is new construction but is again, negatively impacted by old masonry walls we are required to maintain in that the existing masonry walls extend approximately 5 FT 7 IN above the new 2nd floor and are not level. This results in new upper-level windows being located an exorbitant 7 FT above 2nd floor and extending to 15 FT above the 2nd floor allowed by our high roof structure in the Worship Center. Windows are 4 FT wide and vertical proportion as required by City and in keeping with commercial historic district traditional design and spaced according to façade rhythm and bay spacing of existing ground floor façade below.

Thank you in advance for your consideration of the Site Plan and Façade Plans. Please contact our office if you have any questions or concerns.

Respectfully submitted,

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