

# Planners OK Halliday request

By TRICIA SCRUGGS  
McKinney Courier-Gazette

Ebby Halliday realtors and the company's founder and chairperson herself piled into City Hall Tuesday evening to have their voices heard on a request for an exception to the City of McKinney's architectural standards ordinance.

Jefflyn & Company proposes to build a one-story, stucco building that will maintain a "residential feel" on the southwest corner of Virginia Parkway and Ridge Road. Ebby Halliday realtors will be the 14,000-square-foot facility's prima-

ry tenant.

However, based on a point system used to establish whether or not a non-residential or multi-family building enhances "property values and are in the interest of the" city's general welfare, documents show the structure fell short by four points and lacked a 50 percent masonry finish, prompting the owner to seek an exception to the minimum masonry requirement.

The design of the future office building was based on a photo of a similarly constructed house. Gerry Russell, manager of the McKinney Ebby Halliday branch, told commis-

sioners that house was the company's inspiration.

"We're making a major investment in the City of McKinney, and we really want a building that we can be proud of," Russell said.

Commissioners discussed the intent of the architectural standards ordinance, which was penned to prevent construction of "unattractive" buildings within city limits.

Commissioner Don Day said "beauty is in the eye of the beholder" before making a motion to approve the item, explaining that he

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# Commission OK's requests

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did not have a problem with the exterior stucco walls. Commissioner Eric Zepp seconded the motion.

The request stood approved.

In other business, the commission tabled two agenda items related to requests by SB Harbor Market Venture which sought approval of a site plan and specific use permit. The public hearing was continued until the April 26 meeting.

The commission approved the following:

A request to rezone 1.23 acres from agricultural to planned development generally for commercial uses on the east side of McDonald Street, north of Wilmeth Road.

A request by Belew Partners, Ltd. to rezone 96.10 acres from agricultural district to planned development district generally for residential uses, on the southwest corner of St. Gabriel Way and Bristol Drive.

A pair of requests by Glida Venture, Ltd. to approve a conceptual site plan, 1.68 acres, on the east side of U.S. 75, north of Parkview Drive and an accompanying minor replat.

A request by Economy Transmission to approve a site plan for a 19,813-square-foot office/warehouse, 1.53 acres, on the east side of Tennessee Street, south of Dorsey Street.

A request by LPC Joint Venture to rezone 4.92 acres from office district

to planned development district, in order to reduce the front yard setback, south of Virginia Parkway, east of Carlisle Street.

A request by Willow Park Development, LLC to rezone 72.53 acres from agricultural district and multiple family district to planned development district for single family residential uses on the east side of Hardin Road, south of Virginia Parkway.

A request by the City of McKinney for site plan approval of a 10.15 acres neighborhood park on the northwest corner of Monticello Drive and York Place.

Contact Tricia Scruggs at [citynews@courier-gazette.com](mailto:citynews@courier-gazette.com).