

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by E.A.G., on Behalf of First Choice Auto, for Approval of a Site Plan for First Choice Auto, Approximately 1.84 Acres, Located on the West Side of McDonald Street and Approximately 150 Feet North of McMakin Street.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the site plan.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of the proposed variance to allow for a reduced landscape buffer from 20' to 10' along McDonald Street.
3. The applicant receive approval of the proposed variance to allow for service bay doors to be oriented towards street frontage (McDonald Street).
4. The applicant receive approval of the proposed variance to allow for a living screen to screen the proposed service bay doors and overnight parking spaces from view of the public right-of-way (McDonald Street)

Prior to issuance of a building permit:

5. The applicant revise the landscape plan to provide the percentage of street yard in permanent landscaping.

APPLICATION SUBMITTAL DATE: February 27, 2012 (Original Application)
April 2, 2012 (Revised Submittal)
April 30, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 1,472 square foot addition to an existing automobile service facility (First Choice Auto - 2,621 square feet) on 1.84 acres, located on the west side of McDonald Street and approximately 150 feet north of

McMakin Street. The applicant is proposing to add two additional service bays with the new addition, bringing the total number of service bays to five. The applicant is also proposing to relocate the northern entrance farther north in order to provide two points of access and a 24' firelane on the subject property that is acceptable to both the Engineering and Fire Department.

PLATTING STATUS: The subject property currently sits across two tracts, tract 65 and 66 of Abstract A0558 of the S McFarland Survey. The applicant has submitted and received Staff approval of a minor plat (Carolyn's West Addition) for the subject property shifting the boundary lines between the two tracts so that First Choice Auto is on a single lot (Lot 2, Block 1) and the remainder of the tract is on another (Lot 1, Block 1). The proposed site plan shows the ultimate lotting configuration as it will exist once the plat is filed. Prior to the approval of a certificate of occupancy, the applicant must file the minor plat with the Collin County Clerk.

SURROUNDING ZONING AND LAND USES:

Subject Property: "BG" – Neighborhood Business District (Commercial Uses)

North	"BG" – General Business District (Commercial Uses)	Economy Transmissions
	"PD" – Planned Development District Ordinance No. 2005-03-032 (Commercial Uses)	Solutions Automotive
South	"BG" – General Business District (Commercial Uses)	Davidson Muffler Shop Auto Eclipse Tint
East	"BG" – General Business District (Commercial Uses)	City of McKinney Housing Authority (Multi-Family Residential) Undeveloped
West	"BG" – General Business District (Commercial Uses)	Templo De Alabanza Eben-Ezer Single-Family Residential Dwelling

ACCESS/CIRCULATION:

Adjacent Streets: McDonald Street (State Highway 5), 95-Foot Right-of-Way,

Major Arterial

McMakin Street, 45-Foot Right-of-Way, 2-Lane Collector

Discussion: The proposed site plan reflects two points of direct access from McDonald Street.

PARKING:

Proposed Use: Automobile Repair and Service Facility with 5 Service Bays (4,093 square feet)

Required Number of Spaces: Two Parking Spaces for Every Service Bay Plus 1 Overnight Storage Space for Every Service Bay (5 Service Bays = 15 parking spaces)

One Parking Space for Every 400 Square Feet of Office (300 Square Feet = 1 parking space)

Total Required: 16 Parking Spaces

Total Provided: 19 Parking Spaces (Including 1 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES:

Proposed Use: Automobile Repair and Service Facility with 5 Service Bays (4,093 square feet)

Required Number of Spaces: No loading spaces required

Provided: None provided

Discussion: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: Currently, there is no dumpster enclosure on site. With the expansion, the applicant is proposing to construct a dumpster enclosure on the east side of the existing building. The dumpster enclosure screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: The applicant is proposing to utilize Chinese Pistachio trees to satisfy parking terminus tree requirements, as well as street frontage tree requirements. Section 146-135 (Landscape Requirements) of the Zoning Ordinance requires that all non-residential and multiple family parcels adjacent to a major thoroughfare provide a minimum twenty foot landscape buffer adjacent to the right-of-way. The applicant is requesting a reduction in the required twenty foot landscape buffer along McDonald Street. The Zoning Ordinance states that if unique circumstances exist which prevent strict adherence with the landscape buffer as required, the Planning and Zoning Commission may consider granting a variance during the site plan approval process to reduce the minimum twenty foot landscape buffer to a minimum of ten feet, provided that site design considerations have been incorporated to mitigate the impact of the variance. Unique circumstances, according to the Zoning Ordinance, include, but are not limited to insufficient lot depth or size of the existing lot, existing structures and drives, and floodplain and existing trees to be preserved.

Due to the limited lot depth (approximately 101 feet at the deepest point) of the subject property, Staff feels the required twenty foot landscape buffer along McDonald Street would pose significant challenges to reasonably expanding and improving the property. Furthermore, several commercial developments along McDonald Street have been granted this reduction to 10 feet, including but not limited to, La Independencia Shopping Center, the McDonald Office Park and the proposed Linfer retail development. Staff feels that the subject property meets one of the unique circumstances criteria detailed above and feels that the reduction will have no adverse impact on current or future adjacent developments. Therefore, Staff is comfortable with the proposed reduction in the landscape buffer. Upon approval of said variance, the applicant will have satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

Per the governing zoning district, the applicant is required to orient bays away from street frontage. The applicant is proposing that the expansion include bay doors oriented towards McDonald Street. The Fences, Walls and Screening Requirements of the zoning ordinance provides for a variance process to this requirement. Per the zoning ordinance, a variance may be granted if the Planning and Zoning Commission finds that unique circumstances exist on the property that make the application of specific items unduly burdensome, the variance will have no adverse impact on current or future development, the variance is in keeping with the spirit of the zoning regulations and the variance will have no adverse impact on the public health, safety and general welfare. Staff feels that since this is an existing development with service bay doors currently oriented towards McDonald Street, that it does provide a unique situation while not creating an adverse impact on surrounding development.

Also, per the governing zoning district, the applicant is required to screen the service bay doors and overnight parking spaces from the view of public right-of-way. Allowed screening devices per Section 146-132 include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is proposing a living plant screen consisting of 58 Eastern Red Cedars (planted in two rows giving the appearance of the trees being spaced at 5' on center and being 36-inches tall at the time of planting) in the landscape buffer along the entire portion of street frontage to screen the view of bay doors and the overnight parking spaces from McDonald Street. If a living plant screen is proposed, the Planning and Zoning Commission must approve it through the site plan process or an approved screening device must be provided instead. Staff feels that the proposed living plant screen in conjunction with the proposed street trees in the landscape buffer along McDonald Street adequately screens the service bay doors and the overnight parking spaces from the public right-of-way and will make a positive contribution to the aesthetics of the site. As such, Staff recommends approval of the living plant screen as proposed by the applicant.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. Prior to any permits being issued on the site, the applicant will need to submit and have approved by the City Arborist an Affidavit of No Trees.

PUBLIC IMPROVEMENTS:

Sidewalks:	Existing along a portion of McDonald Street frontage and will be required for the remainder of the McDonald Street frontage.
Hike and Bike Trails:	Not applicable
Road Improvements:	All road improvements necessary for this development, and as determined by the City Engineer
Utilities:	All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees:	Applicable (Ordinance No. 2008-10-173)
Utility Impact Fees:	Applicable (Ordinance No. 2008-10-174)
Median Landscape Fees:	Not applicable
Park Land Dedication Fees:	Not applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed site plan.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Maps
- Letter of Intent
- Street View of the Existing Site
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation