

CITY COUNCIL MEETING OF 05-06-14 AGENDA ITEM #13-172SP

AGENDA ITEM

TO: City Council

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hutton Company, on Behalf of Texans Asset Management, L.P., for Approval of a Site Plan for O'Reilly Auto Parts, Being Fewer than 2 Acres, Located Approximately 350 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University Drive)

APPROVAL PROCESS: The City Council is the final approval authority for the proposed 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.

Prior to the issuance of building permit:

2. The applicant revise the site plan to label and dimension the required loading space.

APPLICATION SUBMITTAL DATE: August 12, 2013 (Original Application)
September 9, 2013 (Revised Submittal)
November 11, 2013 (Revised Submittal)
April 8, 2014 (Revised Submittal)
April 11, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 7,200 square foot auto parts store (O'Reilly Auto Parts), located approximately 350 feet west of Hardin Boulevard and on the north side of U.S. Highway 380 (University Drive). An associated minor replat (14-101MRP) is currently under review and will be forwarded to the Planning and Zoning Commission for final approval.

Site plans can typically be approved by Staff; however, the zoning on the property ("PD" – Planned Development District Ordinance No. 1687) requires that prior to development

of the Office/Retail tract, a site plan be submitted and receive approval from the City Council. This item was not heard by the Planning and Zoning Commission as it was not required by the PD.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A, of the Headington Heights Addition. A record plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 1687 (Commercial and Office Uses)

North	“PD” – Planned Development District Ordinance No. 1687 (Multiple Family Residential Uses)	Undeveloped Land
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South	“PD” – Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses)	Undeveloped Land
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East	“PD” – Planned Development District Ordinance No. 1687 (Commercial and Office Uses)	Undeveloped Land
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West	“RG 18” – General Residence District (Residential Uses) and “BG” – General Business District (Commercial Uses)	Undeveloped Land
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ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway

Discussion: The subject property will have direct access to U.S. Highway 380 (University Drive) and access to Hardin Boulevard via a mutual access easement.

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

LOADING SPACES: For retail use buildings, one (1) loading space (12 feet by 35 feet) is required for buildings between 5,001 and 15,000 square feet. Prior to the issuance of a building permit, the applicant will be required to revise the site plan to label and dimension the required loading space.

SOLID WASTE CONTAINERS: The sanitation container 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 has 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.

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.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Required along U.S. Highway 380 (University Drive) |
| Hike and Bike Trails: | Not Required |
| 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. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

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 received no comments in support of or in opposition to this request.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation