

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of R.D. Offutt Company, for Approval of a Request to Rezone Fewer than 11 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of U.S. Highway 75 (Central Expressway) and Wilmeth Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 3, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The development subject property shall generally conform to the attached site layout.
2. The subject property shall conform to the attached architectural elevations.
3. The use of gravel for tracked equipment, in conjunction with heavy machinery sales and service, shall be allowed as a paving material in the overnight vehicle storage area, as shown on the attached site layout.
4. The landscape buffers shall conform to the attached site layout.
5. Canopy trees shall be provided at one tree per thirty (30) linear feet on center along Wilmeth Road and Redbud Boulevard where adjacent to the overnight storage and gravel area, as shown on the attached site layout.
6. All screening on the subject property shall conform to the attached site layout.

7. The following special ordinance provisions from “PD” – Planned Development District Ordinance No. 2013-03-022 shall also apply:
- a. Use and development of the subject property shall conform to the regulations of the “C” - Planned Center District, and “CC” – Corridor Commercial Overlay District, and as amended, except as follows:
 - i. Heavy machinery sales and service shall be a permitted use.
 - b. The orientation of overhead bay doors shall be allowed toward street frontage (Wilmeth Road), in conjunction with the associated screening devices, as shown on the attached site layout.
 - c. The construction of the proposed building on the subject property shall achieve a Leadership in Energy and Environmental Design (LEED) certification.

APPLICATION SUBMITTAL DATE: April 14, 2014 (Original Application)
April 28, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 10.79 acres of land, located on the southeast corner of U.S. Highway 75 (Central Expressway) and Wilmeth Road, from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, generally to modify the development standards.

The subject property was rezoned in March of 2013 (initial rezoning request) generally to allow for heavy machinery sales and service uses. In March of 2014 (second rezoning request), a revised rezoning request including a building expansion, increase in the gravel /overnight vehicle storage area, and modified architectural elevations was denied by the City Council.

With the most recent request, the applicant is requesting to modify the approved site layout (expanding the building by 7,200 square feet and the overall site by approximately 3 acres), modify the architectural elevations, reduce a portion of the landscape buffer along Redbud Boulevard, and increase the size of the gravel overnight vehicle storage area.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2013-02-022 and “CC” – Corridor Commercial Overlay District (Commercial Uses)

North	“C” – Planned Center District and “CC” – Corridor Commercial Overlay District (Commercial Uses)	QuikTrip Convenience Store and Gas Station
South	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Eldorado Chevrolet
East	“PD” – Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Undeveloped Land
West	“C” – Planned Center District and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally to modify the development standards for the existing heavy machinery sales and service use. In March of 2013, the applicant received approval of a rezoning request for the subject property in order to allow for heavy machinery sales and service. In addition to the allowed use, the applicant also received approval of a site layout exhibit (including a gravel overnight storage area – approximately 1.5 acres), architectural elevations, and modified screening including utilization of the existing tree line to the south as a screening device for the overhead bay doors. While the original request encompassed approximately 7 acres of a 10-acre tract, the applicant is now requesting to revise the site layout including a small building expansion, expansion of the gravel/overnight vehicle storage area, screening, landscaping, and elevations to reflect a building and overnight storage area expansion that encompasses the entire 10 acres. Additionally, the applicant still intends to achieve Leadership in Energy and Environmental Design (LEED) certification in order to satisfy the provision of exceptional or innovative quality as stated in the original rezoning request. With this rezoning request the applicant has requested modifications to several of the existing special ordinance provisions, which are detailed further below.

Section 146-130 (Vehicle Parking) of the City of McKinney’s Zoning Ordinance states that, “all required off-street parking, maneuvering, and loading areas shall be paved with concrete or asphaltic material in accordance with parking lot requirements in the city’s design standards, except where another surface is approved through the site plan process for special loading/unloading operations such as storage or use of tracked

equipment.” The applicant has requested to increase the size of the gravel area for loading/unloading operations from approximately 1.5 acres to approximately 2.3 acres, with an additional 0.7 acres of paved concrete with designated spaces for the overnight storage of vehicles. Although the gravel area is increasing with the request, the applicant has provided an 8 foot tall masonry wall (discussed further below) around the gravel and overnight vehicle storage areas to screen the area from view of adjacent rights-of-way, as shown on the attached exhibit.

Section 146-132 (Fences, walls, and screening requirements) of the City of McKinney’s Zoning Ordinance states that, “at motor vehicle service or repair facilities or automotive paint and body repair shops, vehicles awaiting repair for more than 24 hours or after the close of business shall be screened from view from public right-of-way and from adjacent residential property. Parking spaces used for the overnight vehicle storage of vehicles awaiting repair must be screened in accordance with the requirements of this section.” Currently the governing ordinance allows for a six-foot tall wrought iron fence with masonry columns twenty feet on center and evergreen shrubs to screen the bay doors facing Wilmeth Road and the gravel/overnight vehicle storage area. The applicant is now requesting to utilize an eight-foot tall solid masonry screening wall along the north, east, and south sides of the repair bays and gravel/overnight vehicle storage area to help eliminate view corridors into the gravel/storage area. Additionally, the applicant is proposing to increase the required canopy trees along Wilmeth Drive and Redbud Boulevard adjacent to the repair bays and gravel/overnight vehicle storage areas from one per forty (40) feet to one per every thirty (30) feet on center as shown on the attached site layout exhibit. Staff feels that the use of an opaque masonry screening wall and increased frequency of street trees should adequately screen the gravel/overnight vehicle storage area.

Additionally, Section 146-135 (Landscape Requirements) of the Zoning Ordinance requires that all non-residential parcels must have a minimum 20-foot landscape buffer where adjacent to a public right-of-way 60 feet wide or greater. The applicant is requesting to reduce the landscape buffer for a small portion of frontage along Redbud Boulevard (100’ right-of-way) to approximately 12 feet due to the location of the existing detention pond, as shown on the site layout exhibit. In order to mitigate any potential negative effects from this reduction, the applicant has provided a 25-foot wide landscape buffer along the remaining portions of Redbud Boulevard. As such, Staff has no objections to the reduced buffer adjacent to the detention pond.

With the second rezoning request (denied by the City Council), the applicant requested to modify the elevations to include increased metal finishing materials and decreased masonry on the western elevation, exceeding the maximum amount of architectural metal allowed on a wall. The applicant has revised this request in a manner that generally conforms to the existing approved elevations (with the proposed building expansion complementing the previously approved elevations), and proposes metal finishing materials on the western elevation as allowed by Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial uses. The FLUP modules diagram designates the subject property as Regional Commercial within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan, particularly “Economic Vitality for a Sustainable and Affordable Community” through the stated objective of “Balanced commercial development along major highway corridors.”
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for similar commercial uses. The proposed rezoning request should not have negative impact on the surrounding adjacent properties.
- **Fiscal Analysis:** Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base commercial zoning of the subject property.
- **Concentration of a Use:** The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

CONFORMANCE TO THE MASTER PARK PLAN (MPP): The proposed rezoning request does not conflict with the Master Park Plan.

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed rezoning request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Existing “PD” – Planned Development District Ordinance No. 2013-02-022
- Proposed Zoning Exhibit – Metes and Bounds

- Proposed Zoning Exhibit – Site Layout
- Proposed Zoning Exhibit – Elevations
- PowerPoint Presentation