

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Fueling Station (Walmart), Located Approximately 190 Feet South of Bray Central Drive and on the East Side of Central Circle

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the February 3, 2015 meeting.

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**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 issuance of a Certificate of Occupancy:

2. The applicant submit and file for record a shared dumpster agreement, subject to the review and approval of the City Attorney.

**APPLICATION SUBMITTAL DATE:** October 13, 2014 (Original Application)  
December 9, 2014 (Revised Submittal)  
December 19, 2014 (Revised Submittal)  
December 29, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct an 8-pump fueling station (fueling up to 16 cars) and 1,481 square foot kiosk, located approximately 190 feet south of Bray Central Drive and on the east side of Central Circle.

Site plans can typically be approved by Staff; however, the governing zoning ordinances on the property ("PD" – Planned Development District Ordinance No. 1563) require that prior to development of subject property, a site plan be submitted for review by the Planning and Zoning Commission, which is then forwarded on to the City Council for consideration of approval.

**PLATTING STATUS:** The subject property is currently platted as Lot 2R, Block F, of the Bray Central Two Addition.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Wal-Mart
South	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Wal-Mart
East	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Wal-Mart
West	“PD” – Planned Development District Ordinance No. 1563 and “CC” – Corridor Commercial Overlay District (Office and Light Manufacturing Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Central Circle, 60’ Right-of-Way, Collector

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

**LOADING SPACES:** 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:** 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; however, the

applicant has indicated that the subject property shall share a dumpster with the adjacent property (Wal-Mart). Prior to the issuance of Certificate of Occupancy, a shared dumpster agreement must be submitted and reviewed by the City Attorney, and subsequently filed with the County.

**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, subject to review and approval of the City's Landscape Architect.

**PUBLIC IMPROVEMENTS:**

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|-----------------------|--|
| Sidewalks:            | Existing along Central Circle  |
| 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