

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**FROM:** Brandon Opiela, Planning Manager

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of DFA, Ltd., for Approval of a Site Plan for the Oak Hollow Office Warehouse Park, Being Fewer than 4 Acres, Located Approximately 300 Feet South of Wilmeth Road and on the West Side of State Highway 5 (McDonald Street)

**APPROVAL PROCESS:** The Planning and Zoning Commission 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.
2. The applicant receive approval of a variance to utilize the existing tree line along the northern property line to screen the proposed office/warehouse use from the adjacent residential use.
3. The applicant receive approval of a variance to utilize a living screen to screen the bay doors from the adjacent non-residential use along the southern property line.

**APPLICATION SUBMITTAL DATE:** July 30, 2012 (Original Application)  
August 14, 2012 (Revised Submittal)  
August 22, 2012 (Revised Submittal)  
January 30, 2013 (Revised Submittal)  
February 18, 2013 (Revised Submittal)  
February 27, 2013 (Revised Submittal)  
March 4, 2013 (Revised Submittal)  
March 6, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a total of five (5) office/warehouse buildings (totaling 19,320 square feet) in two phases, on approximately 3.20 acres, located approximately 300 feet south of Wilmeth Road and on the west side of State Highway 5 (McDonald Street).

**PLATTING STATUS:** The subject property is currently unplatted. Prior to issuance of a building permit, a preliminary-final plat must be submitted by the applicant and approved by the Planning and Zoning Commission. Subsequent to the approval of the preliminary-final plat, a record plat or plats, 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: "ML" – Light Manufacturing District (Industrial Uses)

North	"BG" – General Business District (Commercial Uses)	Single Residence	Family
South	"AG" – Agricultural District (Golf Course Use)	Oak Hollow Course	Golf
East	"AG" – Agricultural District (Single Family Residential Use)	Single Residence	Family
West	"AG" – Agricultural District (Golf Course Use)	Oak Hollow Course	Golf

**ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 5 (McDonald Street), 120' Right-of-Way, Major Arterial (M6D)

Discussion: The subject property has one direct access point to State Highway 5 (McDonald Street) as well as future cross access to the property to the south via a mutual access and fire lane easement.

**PARKING:**

Proposed Use:	Office (3,880 Square Feet)
	Warehouse (15,440 Square Feet)
Required Number of Spaces:	Office (1 Parking Space for Each 400 square feet of Floor Area) = 10 Parking Spaces
	Warehouse (1 Parking Space for Each 4,000 square feet of Floor Area) = 4 Parking Spaces
Total Required:	14 Parking Spaces
Total Provided:	41 Parking Spaces (Including 4 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:** No loading spaces are required for the proposed development as the square footage of each building is at or below 5,000 square feet.

**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:** Loading docks or structures, bays, and bay doors are required to be screened from adjacent non-residential uses, other than industrial. Since the property adjacent to the southern property line is non-residential and not used for industrial purposes, the ordinance requires that the proposed bay doors be screened from said property. Furthermore, the property to the north is zoned for commercial purposes, but is being used for residential purposes. This requires the subject property to also provide screening along the shared property line. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance 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.

As shown on the attached landscape plan, the applicant is requesting to utilize evergreen shrubs along portions of the southern property line to screen the bay doors as well as utilize the existing tree line along the northern property line (see attached photos) to screen the development from the residential use to the north. Staff feels that the proposed living plant screens along the southern property line will adequately

screen the bay doors and the existing tree line along the northern property line will provide adequate screening for the residential use to the north, without adversely impacting the adjacent properties. As such staff recommends approval of both variances.

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 satisfied all other 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 submitted a tree survey and protection plan which is subject to the review and approval of the City Landscape Architect.

**PUBLIC IMPROVEMENTS:**

- |                       |  |
|-----------------------|--|
| Sidewalks:            | Required along State Highway 5 (McDonald Street)   |
| 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. 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:                                 Applicable for the 16" Water Line along State Highway  
5 (McDonald Street)

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