

CITY COUNCIL MEETING OF 10-07-14 AGENDA ITEM #14-207SP

AGENDA ITEM

TO: City Council

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office Building (David Yowell Construction), Being Less than 1 Acre, Located Approximately 190 Feet South of Eldorado Parkway and Approximately 635 Feet West of Hardin Boulevard

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.
2. The applicant receive approval to waive the required screening for the overhead bay door oriented towards the non-industrial property to the east.

APPLICATION SUBMITTAL DATE: July 28, 2014 (Original Application)
August 14, 2014 (Revised Submittal)
September 9, 2014 (Revised Submittal)
September 11, 2014 (Revised Submittal)
September 15, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 12,000 square foot office building (David Yowell Construction), located approximately 190 feet south of Eldorado Parkway and approximately 635 feet west of Hardin Boulevard.

Site plans can typically be approved by Staff; however, the zoning on the property ("PD" – Planned Development District Ordinance No. 1499) requires that prior to development of the subject property, a site plan be submitted and receive approval from the City Council.

Additionally, the applicant is requesting a variance to waive the required screening for the overhead bay door located on the east side of the proposed office building, which typically requires Planning and Zoning Commission approval; however, as the site plan

must receive approval from City Council per the PD, the requested variance must also be approved by the City Council.

PLATTING STATUS: The subject property is currently platted as Lot 9, Block 1, of the S.B.T. Addition. Any easements necessary for development of the subject property must be filed via an amending plat or separate instrument 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. 1499 (Commercial Uses)

North	“PD” – Planned Development District Ordinance No. 1499 (Commercial Uses)	Kwik Car Lube and \$1.29 Dry Clean Super Center
-------	--	---

South	“PD” – Planned Development District Ordinance No. 95-06-027 (Single Family Residential Uses)	Seville of the Highlands Subdivision
-------	--	--------------------------------------

East	“PD” – Planned Development District Ordinance No. 1499 (Commercial Uses)	SteinMart, Allegiance Title Company, and Kids 1 st Dental
------	--	--

West	“PD” – Planned Development District Ordinance No. 1499 (Commercial Uses)	McKinney Insurance Group
------	--	--------------------------

ACCESS/CIRCULATION: The subject property has access to Eldorado Parkway and Hardin Boulevard via a series of mutual access easements.

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.

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 eastern property line is a non-residential use and is not being used for industrial purposes, the ordinance requires that the proposed bay door to be screened from said property. 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.

The applicant has requested a variance waiving the required screening along the eastern property line for the purpose of screening the overhead bay door. The Zoning Ordinance states that a variance to required screening may be granted if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 149-132) unduly burdensome on the applicant;
- 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 will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

Per the Zoning Ordinance, the required screening device adjacent to a non-residential property, other than industrial, may be waived with site plan approval if it is determined

that the location of the proposed bay door in relation to the adjacent development's site layout is not detrimental. Staff is of the opinion that, due to the bay door being screened by the adjacent building to the east, blocking the view from an adjacent right-of-way, and that the bay door faces a loading dock on the adjacent eastern property, the proposed bay door location will not be detrimental to the development of the adjacent property. Additionally, the adjacent property owner has submitted a letter indicating that they are not opposed to waiving the required screening device. As such, Staff recommends approval of the request to waive the required screening for the overhead bay door.

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 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 must submit a tree survey or affidavit of no trees prior to any work being done on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required per the Subdivision Ordinance

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 one letter in support of this request.

ATTACHMENTS:

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