

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Michael Quint, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Birkhoff, Hendricks & Carter, L.L.P., on Behalf of the City of McKinney, for Approval of a Site Plan for a City Elevated Water Storage Tank, Approximately 2.43 Acres, Located on the North Side of Virginia Parkway and Approximately 850 Feet West of Hardin Boulevard.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the June 21, 2011 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The City satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

Prior to issuance of a building permit:

2. The City revise the site and landscape plans to reflect the removal of the diseased 36" Bois D'Arc tree near the southern property line.
3. The City revise the site and landscape plans to label the height of the proposed gate instead of the width.
4. The City revise the site and landscape plans to remove the portions of proposed sidewalk along Virginia Parkway that are not within the limits of the subject property.
5. The City revise the site plan to correct the zoning designation of the subject property to state "PD" – Planned Development District Ordinance No. 2010-06-018.
6. The City revise the landscape plan to provide and label all overhead and underground utility lines.

7. The City revise the landscape plan to provide the required irrigation note as follows: "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator."

APPLICATION SUBMITTAL DATE: April 25, 2011 (Original Application)
May 10, 2011 (Revised Submittal)

ITEM SUMMARY: The City of McKinney is proposing to construct an elevated water storage tank on the north side of Virginia Parkway and approximately 850 feet west of Hardin Boulevard on approximately 2.43 acres. The tank is proposed to be 218 feet tall. The location of the tank on the site is proposed to be approximately 196 feet from the western property line (Inwood Hills residential subdivision). Enhanced landscaping and screening is proposed, and the City plans to preserve a significant number of the trees that currently exist on the subject property.

The proposed site plan also reflects four potential future wireless communication equipment shelter pads. The placement of wireless communication equipment is typical on elevated water storage tank sites since antennas are oftentimes placed on the water storage tanks which reduce the number of stand-alone cell towers necessary in the City.

The proposed elevated water storage tank and associated features will be maintained by the City of McKinney. All proposed site plans for City-owned property are considered by the City Council; therefore the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the June 21, 2011 meeting.

PLATTING STATUS: The subject property is currently unplatted. The City has submitted an associated preliminary-final plat (11-067PF) which is being considered concurrently by the Planning and Zoning Commission. Prior to the issuance of a certificate of occupancy or final inspection approval, the City will be required to file an associated record plat with the County Clerk, subject to the review and approval of the Director of Planning.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2010-06-018
(General Business Uses)

North	"PD" – Planned Development District Ordinance No. 2010-06-018 (General Business Uses)	Undeveloped Land
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South	"AG" – Agricultural District	Single Family Ranch
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		Home and Farmland
East	“PD” – Planned Development District Ordinance No. 2010-06-018 (General Business Uses)	Undeveloped Land
West	“AG” – Agricultural District	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2000-01-005 (Single Family Residential Uses)	Inwood Hills Residential Subdivision

Discussion: The proposed elevated water storage tank is allowed by right per the governing planned development district. The proposed site plan states that the subject property is zoned PD 20-06-018, but the governing planned development district is Ordinance No. 2010-06-018. Staff recommends that prior to the issuance of a building permit, the City revise the site plan to correct the zoning designation of the subject property to state “PD” – Planned Development District Ordinance No. 2010-06-018.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120’ Right-of-Way, Six-Lane Major Arterial (M6D)

Discussion: The proposed site plan conforms to the approved access management plan (11-066AMP) which reflects one direct access point from Virginia Parkway and two cross access points to the undeveloped properties to the east and west. The proposed site plan reflects a sliding electric gate approximately 115 feet inside the subject property. The width of the gate is labeled as 28 feet, but the height is the more pertinent information. Staff recommends that prior to the issuance of a building permit, the City revise the site and landscape plans to label the height of the proposed gate instead of the width.

PARKING:

Proposed Use:	Elevated Water Storage Tank
Required Number of Spaces:	No Parking Spaces Required
Total Required:	No Parking Spaces Required
Total Provided:	No Parking Spaces Provided

Discussion: Although no parking spaces are required, the City is providing additional pavement on the east side of the subject property, within the gate, so that maintenance vehicles can park there if necessary. The City has satisfied the minimum parking

requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES:

Proposed Use: Elevated Water Storage Tank

Required Number of Spaces: No Loading Spaces Required

Provided Number of Spaces: No Loading Spaces Provided

Discussion: Similar to parking, although no loading spaces are required, the City is providing additional pavement on the east side of the subject property, within the gate, which can also be utilized as a loading area if needed. The City has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: No solid waste collection is necessary for the elevated water storage tank so no container is proposed on the subject property.

LANDSCAPING REQUIREMENTS: The City is proposing to install more landscaping on the subject property than what is required by the Zoning Ordinance. The City is proposing 36 Chinkapin Oak Trees along the main perimeter of the subject property and along the Virginia Parkway street frontage. In addition, 375 Nellie R. Stevens evergreen holly shrubs are proposed to be installed around the main perimeter, and the City is preserving a significant number of existing trees along the subject property's western property line.

There is a large, diseased Bois D'Arc tree along the southern property line that the City Arborist has determined should be removed. Staff recommends that prior to the issuance of a building permit, the City revise the site and landscape plans to reflect the removal of the diseased 36" Bois D'Arc tree near the southern property line.

Overhead and underground utility lines are required to be provided and labeled on landscape plans to assist Staff with review of proposed tree placement. Since the utility lines are not currently shown or labeled on the proposed landscape plan, Staff recommends that prior to the issuance of a building permit, the City revise the landscape plan to provide and label all overhead and underground utility lines.

Note five on the proposed landscape plan describes the irrigation system to be installed on the subject property. The Zoning Ordinance requires specific wording of this note, however, which has not been reflected. Staff recommends that prior to the issuance of a building permit, the City revise the landscape plan to provide the required irrigation note as follows: "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET)

weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.”

The City has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance, except as noted herein.

SCREENING REQUIREMENTS: The City 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. Moreover, the City is proposing to construct an 8’ tall wrought iron fence with masonry columns 20’ on center with a living plant screen around the majority of the property. The City 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 City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City 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 City 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 City has submitted a tree survey and tree preservation plan and will be responsible for complying with the Tree Preservation Ordinance, subject to the review and approval by the City Arborist. The City will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

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| Sidewalks: | Required along Virginia Parkway |
| Hike and Bike Trails: | Not applicable |
| 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 City will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement. The proposed site

and landscape plans reflect the installation of sidewalk along Virginia Parkway, on the east and west sides of the subject property. Since the sidewalk is only required on the subject property, Staff recommends that the City revise the site and landscape plans to remove the portions of proposed sidewalk along Virginia Parkway that are not within the limits of the subject property.

DRAINAGE: The City 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: Not Applicable

Utility Impact Fees: Not Applicable

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 not received any 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
- Planning and Zoning Commission PowerPoint Presentation