

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Steven Duong, Planner I

**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 Oak Hollow Warehouse Park, Phase II, 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.

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

Prior to issuance of a building permit:

3. The applicant revise the site plan to update the proposed total building square footage for Phase II.

**APPLICATION SUBMITTAL DATE:** May 27, 2014 (Original Application)  
June 12, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 5,400 square foot office and warehouse on 3.20 acres approximately 300 feet south of Wilmeth Road and on the west side of State Highway 5 (McDonald Street).

Currently, the applicant has constructed 11,000 square feet of office and warehouse buildings (12-141SP) as the first phase of the development. The applicant is requesting to expand the development into a second phase towards the rear portion of the property, away from State Highway 5 (McDonald Street). The applicant has submitted

an associated record plat (13-197RP) which was approved by Staff on September 27, 2013.

Typically, site plans are Staff approval; however this site plan is being considered by the Planning and Zoning Commission instead because the applicant has requested that the requirement to screen the overhead bay door oriented towards non-industrial property be waived, which the Zoning Ordinance requires be approved by the Planning and Zoning Commission.

**PLATTING STATUS:** The subject property is currently unplatted. The record plat must be filed for recordation with the Collin County Clerk prior to the issuance of a Certificate of Occupancy.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2012-07-034 (Light Manufacturing Uses)

North	"BG" – General Business (Commercial Uses)	Single Residence	Family
South	"PD" – Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	Oak Hollow Course	Golf
East	"AG" – Agricultural District (Agricultural Uses)	Single Residence and Undeveloped Land	Family
West	"PD" – Planned Development District Ordinance No. 2003-05-052 (Agricultural Uses)	Oak Hollow Course	Golf

**ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 5 (McDonald Street), 120' Right-of-Way, 6-Lane Major Arterial

Discussion: The subject property has direct access to State Highway 5 (McDonald Street).

**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 southern property line is non-residential and not used for industrial purposes, the ordinance requires that the proposed bay door 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 that the requirement to screen the overhead bay door oriented towards non-industrial property along the southern property line be waived. 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.

The Zoning Ordinance also states that 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. The proposed bay door that requires screening faces the maintenance building for the City of McKinney's Oak Hollow Golf Course (which also has unscreened bay doors facing the subject property) to the south. Staff is of the opinion that the proposed layout will not be detrimental to the existing maintenance building and, as such, Staff is not opposed to the required screening being waived between the opposing bay doors.

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 has stated on a signed affidavit that there are no protected trees on the subject property.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Not Applicable (Constructed along State Highway 5 (McDonald Street) with Phase I)
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 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
- Photo of the Oak Hollow Golf Course Maintenance Building
- PowerPoint Presentation