

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Senior Planner

**FROM:** Anthony Satarino, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Brandon Tomes Subaru, for Approval of a Site Plan for a Car Dealership (Brandon Tomes Subaru), Approximately 2.26 Acres, Located on the Southwest Corner of North Brook Drive and U.S. Highway 75 (Central Expressway).

**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 of a variance to allow a bay door to face a public right-of-way.
3. The applicant receive approval of the proposed living plant screen for the bay door along the east side of the building.
4. The applicant revise the site plan to modify the standard note regarding the sanitation container screening wall. The note calls out the wall to be a minimum of 8 feet in height while the notation near the dumpster calls out a minimum of 7 feet in height.
5. The applicant revise the landscape plan to use a tree from the approved plant list for the terminus island at the north end of the building.

**APPLICATION SUBMITTAL DATE:** April 11, 2011 (Original Application)  
April 25, 2011 (Revised Application)  
May 9, 2011 (Revised Submittal)  
May 13, 2011 (Revised Submittal)  
May 18, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct an 18,585 square foot automobile sales facility (Brandon Tomes Subaru) on 2.26 acres, located on the southwest corner of Northbrook Drive and U.S. Highway 75 (Central Expressway). The proposed facility will include a showroom, administrative offices and service shop. Furthermore, the facility features a small second floor that will contain additional office space.

**PLATTING STATUS:** The subject property is currently platted as Lot 1B, Block R of the North Brook Addition. An amending plat is currently under review by Staff to add the easements necessary for the development of Lot 5, Block A for the proposed Brandon Tomes Subaru.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "C" – Planned Center District (commercial uses)

North	"C" – Planned Center District (automobile sales)	Bob Tomes Ford
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South	"PD" – Planned Development District Ordinance No. 96-11-49 (office uses)	Executive Suites
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East	"PD" – Planned Development District Ordinance No. 1354 (commercial uses)	Culvers Restaurant, Movies 14 Theater, and Undeveloped
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West	"PD" – Planned Development District Ordinance No. 96-11-49 (mini-warehouse/self storage uses)	U-Store-It
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	"PD" – Planned Development District Ordinance No. 2005-07-073	Cell Tower
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Discussion: The subject property was recently rezoned to a base of "C" – Planned Center District at the City Council Meeting held on May 17, 2011. The proposed use (automobile sales facility) is an allowed use in governing district.

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 75 (Central Expressway), Variable Width Right-of-Way, Major Regional Highway

North Brook Drive, 50' Right-of-Way, Residential Collector Street

Discussion: The proposed site plan shows direct access from the U.S. Highway 75 (Central Expressway) southbound service road and a second point of direct access is shown off of North Brook Drive.

**PARKING:**

Proposed Use:	Automobile Sales Facility (18,585 Square Feet)
Required Number of Spaces:	1 parking space per every 1,000 square feet of display area (13,310 square feet)
	2 parking spaces plus 1 overnight parking space per repair bay (11 bays)
	1 parking space per every 400 square feet of office area (4,196 square feet)
	1 parking space for every 500 square feet of showroom area (1,440 square feet)
	1 parking space for every 4,000 square feet of parts storage area (1,582 square feet)
Total Required:	14 parking spaces for display area
	33 parking spaces for repair bay
	12 parking spaces for office area
	3 parking spaces for showroom area
	1 parking space for parts storage area
	Total Required = 63 parking spaces
Total Provided:	64 parking spaces (including 3 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:**

Proposed Use:	Automobile Sales Facility (18,585 square feet)
Required Number of Spaces:	2 Loading Spaces

Provided: 2 Loading Spaces

Discussion: 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 provided Cedar Elm, Live Oak and Red Oak trees along the frontage of U.S. Highway 75 (Central Expressway) as well as in the terminus islands at the end of the required parking rows. The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

**SCREENING REQUIREMENTS:** Bay doors are required to be screened from view from the public right-of-way, from adjacent residential, and from adjacent non-residential property, other than industrial, per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance. Allowed screening devices per Section 146-132 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 proposed facility has a total of four (4) bay doors. One (1) of the bay doors faces east towards U.S. Highway 75 (Central Expressway). The applicant is requesting a variance to allow for the bay door to face onto street frontage. Per the Zoning Ordinance, bay doors in any retail district shall be orientated away from the street frontage. Since the base zoning district of the subject property is a retail district ("C" – Planned Center District), the site must comply with this provision or a variance must be granted. The Planning and Zoning Commission must approve the variance request

through the site plan process or the applicant would have to revise to the location of the bay door. Staff does not feel that the proposal would negatively impact adjacent properties and recommends the applicant receive approval from the Planning and Zoning Commission for the bay door to face a public right-of-way.

The applicant is also requesting a variance to allow for a living screen for the bay door mentioned above, facing U.S. Highway 75 (Central Expressway). The applicant is proposing a living plant screen consisting of Nellie R. Stevens (48-inches tall at the time of planting) to mitigate the view of the proposed bay door from the view of the public right-of-way. If a living plant screen is proposed, the Planning and Zoning Commission must approve it through the site plan process or an approved screening device must be provided instead. Staff feels that the proposed living screen adequately screens the bay door from the view of the public right-of-way and recommends the applicant receive approval of the living plant screen from the Planning and Zoning Commission.

Two (2) of the bay doors face west towards an industrial use facility (U-Store-It self-storage) and do not require screening per the Zoning Ordinance. One (1) bay door faces south onto commercial property (Executive Suites) which requires screening per the ordinance. The applicant has provided a six foot tall wrought iron fence with masonry columns every 20 feet on center and living screen of Nellie R. Stevens shrubs to screen the bay door per Section 146-132 (Fence, Walls, and Screening Requirements) of the Zoning Ordinance.

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 has submitted an associated meritorious exception (10-064ME) which is being considered concurrently by the Planning and Zoning Commission. The meritorious exception is being requested because the proposed architectural elevations for the project feature architectural metal paneling that exceeds the 10 percent maximum per the Zoning Ordinance. Should the meritorious exception be approved, the applicant is responsible for submitting a full elevations package, matching the elevations approved with the meritorious exception, to the Building Inspections Department.

Should the meritorious exception not be approved by the Commission, the applicant will be required to revise the elevations to meet the requirements of Section 146-139

(Architectural and Site Standards) of the City of McKinney Zoning. The revised elevations will be required to achieve the minimum point score for non-residential/non-industrial projects or receive approval of another meritorious exception request, subject to the review and approval by the Planning and Zoning Commission.

**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:**

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| Sidewalks:            | Required along North Brook Drive   |
| 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:**

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| 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:                  | 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
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation