

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Retail Development and a Restaurant with Drive-Through Window (Dorado Crossing), Located Approximately 250 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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 revise the governing zoning ordinance for the subject property in the site information table from "PD 2003-02-015" to "PD 97-06-36."

APPLICATION SUBMITTAL DATE: January 12, 2015 (Original Application)
January 26, 2015 (Revised Submittal)
February 9, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 4,353 square foot building (Dorado Crossing) for retail and restaurant with a drive-through window uses. A specific use permit (14-295SUP) to allow a restaurant with drive-through window use was approved by City Council on January 6, 2015.

Typically site plans can be administratively approved by Staff; however, the governing planned development ordinance requires the site plan to be approved by the Planning and Zoning Commission.

PLATTING STATUS: The subject property is currently platted as Lot 13, Block A of the Stonebridge Parcel 903 Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 97-06-036 (Commercial Uses) and “SUP” – Specific Use Permit Ordinance No. 2015-01-001 (Restaurant with Drive-Through window)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2005-11-114 (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 97-06-036-015 (Commercial Uses) and “SUP” – Specific Use Permit Ordinance No. 2013-12-116 (Restaurant with a Drive-Through Window)	Mesa’s Mexican Grill Restaurant and Bahama Buck’s
West	“PD” – Planned Development District Ordinance No. 97-06-036 (Commercial Uses)	7-Eleven

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120’ Right-of-Way, Greenway Arterial

PARKING: 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 commercial uses.

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: 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 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, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Eldorado Parkway
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) **(waived per the Stonebridge Ranch Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(waived per the Stonebridge Ranch Development Agreement)**

Median Landscape Fees: Not Applicable **(Median Landscape Fees included in the Stonebridge Ranch Development Agreement)**

Park Land Dedication Fees: Not applicable **(Parkland Dedication included in the Stonebridge Ranch Development Agreement)**

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
- PowerPoint Presentation