

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and a Facade Plan for TRAXXAS Building Expansion, Located Approximately 620 Feet West of Stacy Road and on the North Side of Henneman Way

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan and Facade 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 a variance for an alternate screening device (facade finished hydraulic door) to screen the East facing overhead bay door from view of the ROW;
3. The applicant receive a facade plan appeal to be able to allow ACM metal panel on the elevation of the building facing Henneman Way; and
4. The applicant receive a variance from the Fire Department to have a 24' fire lane.

**However, the applicant is also requesting a variance for an alternate screening device:**

1. To provide an alternate screening device (8' tall sliding gate composed of metal anti-climbing fence with black curtain) to screen the West facing loading dock;

**Staff has concerns with the ongoing maintenance of the screening material associated with the alternate screening device and as such, Staff recommends denial of the alternate screening device for the West facing loading dock.**

**APPLICATION SUBMITTAL DATE:** November 9, 2015 (Original Application)  
 November 11, 2015 (Revised Submittal)  
 November 25, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 153,360 square foot distribution center (TRAXXAS) addition on 12.15 acres approximately 620 feet West of Stacy Road and on the North Side of Henneman Way.

Site plans can typically be approved by Staff; however, the applicant is requesting variances for two alternate screening devices and a facade plan appeal which must be considered and acted upon by the Planning and Zoning Commission. The requested variances are detailed further below.

**PLATTING STATUS:** The subject property is currently platted as Lot 3R, 4R, 5R, 8, and 9, Block A of the Henneman-Stacy Addition. An amending plat 15-299AP was approved by Staff on 11/19/2015 and must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" – Planned Development District Ordinance No. 1726 and "SUP" – Specific Use Permit Ordinance No. 2011-04-025, (Commercial and Industrial Uses)	TRAXXAS and Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 1726 (Commercial and Industrial Uses)	Undeveloped Land
South	"PD" – Planned Development District Ordinance No. 1726 (Commercial and Industrial Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1726 and "SUP" – Specific Use Permit Ordinance No. 2011-04-025, (Commercial and Industrial Uses)	Undeveloped Land

West	"PD" – Planned Development District Ordinance No. 2004-12-123 and "PD" – Planned Development District Ordinance No. 2003-10-089 (Mixed Use and Commercial Uses)	McKinney Soccer Complex at Craig Ranch and Undeveloped Land
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**ACCESS/CIRCULATION:**

Adjacent Streets: Henneman Way, 80' Right-of-Way, Minor Arterial

**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:** Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, loading docks and bay doors are required to be screened from view of the public right-of-way and from adjacent non-residential properties. Since the proposed bay doors are visible from Henneman Way and from adjacent non-residential property, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. 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 is proposing two alternate screening devices. They consist of an 8' tall sliding gate composed of metal anti-climb fence material with black curtain to screen the dock doors from the adjacent property and an overhead hydraulic door that is finished with the ACM panel to match the existing building material to screen the overhead door from Henneman Way. The Zoning Ordinance states that a variance to the 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. 146-132) 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.

Staff feels that the proposed ACM finished hydraulic door will adequately screen the proposed bay doors from Henneman Way. Staff has concerns with the ongoing maintenance of the screening material associated with the 8' tall sliding gate composed of metal anti-climb fence material with black curtain and its ability to screen the loading dock from the adjacent non-residential property. As such, Staff recommends approval of alternate screening device for the hydraulic door, however, Staff recommends denial of the alternate screening device for the West facing loading dock.

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 of the 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 purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

The proposed elevations do not feature the following required minimum that one hundred percent of each building elevation facing a public right-of-way shall be finished with brick, stone, synthetic stone, stucco, EIFS, architecturally finished CMU, or architecturally finished concrete tilt-wall. The applicant is proposing to use metal ACM panels as an exterior finishing material that matches the metal ACM panels on the existing building. As such, the proposed elevations are not in compliance with the newly established architectural standards of the Zoning Ordinance (approved in March of 2015).

Facade plan appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that all industrial uses in industrial districts shall have 100 percent of each building elevation facing a public right-of-way shall be finished with brick, stone, synthetic stone, stucco, EIFS, architecturally finished CMU, or architecturally finished concrete tilt-wall. The

applicant is proposing an innovative modern architectural design that features the use of metal ACM panels on a portion of the building elevations that faces the right-of-way. Staff feels that the use of the proposed materials is innovative and provides for a modern feel in design and character and should provide a positive enhancement to the surrounding area. As such, Staff recommends approval of the facade plan appeal.

Given the above factors, Staff feels that the proposed design implements the architectural standards in a new and innovative way with the use of new materials and architectural features associated with a modern style building. With all of these factors taken into account, Staff has no objections to the overall request and recommends approval of the proposed elevations.

**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: Not Applicable (already existing along Henneman Way)

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
- Proposed Elevations
- Proposed Renderings – informational only
- PowerPoint Presentation