

CITY COUNCIL MEETING OF 10-07-14 AGENDA ITEM #14-252SP

**AGENDA ITEM**

**TO:** City Council

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Four Office Buildings (Capital Plaza on Eldorado), Being Fewer than 2 Acres, Located Approximately 765 Feet West of Hardin Boulevard and Approximately 245 Feet North of Eldorado Parkway

**APPROVAL PROCESS:** The City Council 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 condition:

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

**APPLICATION SUBMITTAL DATE:** August 25, 2014 (Original Application)  
September 9, 2014 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct four office buildings; two buildings at 5,000 square feet, and two at 5,800 square feet, on approximately 1.95 acres, located approximately 765 feet west of Hardin Boulevard and approximately 245 feet north of Eldorado Parkway.

Site plans can typically be approved by Staff; however, the zoning on the property ("PD" – Planned Development District Ordinance No. 1499) requires that prior to development of the subject property, a site plan be submitted and receive approval from the City Council. This item was not heard by the Planning and Zoning Commission as it was not required by the PD.

**PLATTING STATUS:** The subject property is currently platted as Lot 2AR4, Block A, of the Highlands Addition. Any easements necessary for development of the subject property must be filed via an amending plat or separate instrument with the Collin County Clerk, prior to issuance of a certificate of occupancy.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: (“PD” – Planned Development District Ordinance No. 1499 (Commercial Uses))

North	“AG” – Agricultural District (Agricultural Uses)	Williams Cemetery
South	(“PD” – Planned Development District Ordinance No. 1499 (Commercial Uses))	Bank of America and Taco Bueno
East	(“PD” – Planned Development District Ordinance No. 1499 (Commercial Uses))	Eldorado Suites Offices and The Shops at Eldorado Village
West	(“PD” – Planned Development District Ordinance No. 2013-12-114 (Single Family Residential Uses))	McKinney Fellowship Church

**ACCESS/CIRCULATION:** The subject property has access to Eldorado Parkway and Hardin Boulevard via a series of mutual access easements.

**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:** 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 submitted a tree survey for the subject property.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required per the Subdivision Ordinance

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)

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
- PowerPoint Presentation