

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Samantha Pickett, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request for Approval of a Site Plan for an Automobile Service Facility (America's Lube and Tune), Being Less than 1 Acre, Located on the North Side of Eldorado Parkway and Approximately 875 Feet East of Stonebridge Drive

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed site plan.

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 11, 2014 (Original Application)
August 25, 2014 (Revised Submittal)
September 8, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 3,920 square foot automobile service facility (America's Lube and Tune), located on the north side of Eldorado Parkway and approximately 875 feet east of Stonebridge Drive.

Site plans can typically be approved by Staff; however, the governing zoning ordinance for the property ("PD" – Planned Development District Ordinance No. 97-06-36) requires a site plan and landscape plan be submitted and receive approval from the Planning and Zoning Commission prior to development on the subject property.

PLATTING STATUS: The subject property is currently unplatted; however, the applicant has received approval of an associated minor plat (14-233MP). The minor plat, subject to review and approval by the Director of Planning, must be filed for recordation 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. 97-06-36 (Retail Uses)

North “PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses) Undeveloped Land

South “PD” – Planned Development District Ordinance No. 2005-11-114 (Retail Uses) Undeveloped Land

East “PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses) Children’s Dentistry and Chiropractic Wellness Center

West “PD” – Planned Development District Ordinance No. 97-06-36 (Retail Uses) Undeveloped Land

ACCESS/CIRCULATION:

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

Discussion: The subject property has direct access to Eldorado Parkway.

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. Add a sentence here stating the type of screening for the proposed bay doors and overnight parking for vehicles to be repaired.

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 will be required to submit a signed affidavit that there are no protected trees on the subject property or a tree preservation plan prior to building permit release.

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 associated 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) (None due per Stonebridge Development Agreement) |
|----------------------|---|

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) (None due per Stonebridge Development Agreement)

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