

**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 Mercedes-Benz of McKinney, Located on the Southeast Corner of Bray Central Drive and U.S. Highway 75 (North Central Expressway)

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the July 21, 2015 meeting.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan and associated variance with the following conditions:

1. The applicant receive a variance to allow an alternate screening device (evergreen living screen composed of "Cleyera") for the western facing overhead bay doors.

Prior to issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant revise the site plan to label the radii for the proposed fire lane on the subject property, subject to review and approval of the Fire Marshal.

**APPLICATION SUBMITTAL DATE:** May 11, 2015 (Original Application)  
May 26, 2015 (Revised Submittal)  
June 8, 2015 (Revised Submittal)  
June 10, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 61,640 square foot automobile sales facility (Mercedes-Benz of McKinney) on approximately 11.28 acres, located on the southeast corner of Bray Central Drive and U.S. Highway 75 (North Central Expressway).

Site plans can typically be approved by Staff; however, the governing planned development ordinance requires the site plan to be approved by the Planning and Zoning Commission and City Council. The applicant is also requesting approval of an alternate screening device for the proposed bay doors facing U.S. Highway 75, which is detailed further below.

**PLATTING STATUS:** The subject property is currently platted as Lot 2, Block A of the Bray Central Two Addition. An amending 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.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Days Inn Hotel and El Dorado Collision Repair
South	"PD" – Planned Development District Ordinance No. 1563 (Commercial and Office Uses), "SUP" – Specific Use Permit Ordinance No. 2000-02-016 (Commercial Uses), and "CC" – High Rise Corridor Commercial Overlay District	The Blue Goose Cantina, The Hampton Inn Hotel, and Allied Central Office Park
East	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "PD" – Planned Development District Ordinance No. 2003-10-090 (Commercial Uses)	Wal-Mart
West	"PD" – Planned Development District Ordinance No. 2006-10-112 (Commercial Uses), and "CC" – High Rise Corridor Commercial Overlay District	Towne Crossing Shopping Center

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 75 (North Central Expressway), Variable Width

Right of Way, Major Regional Highway

Bray Central Drive, 80' Right-of-Way, Minor Arterial

Central Circle, 60' Right-of-Way, Collector Roadway

**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 (Fencing, walls, and screening requirements), loading docks or structures, bays, and bay doors are required to be screened from the view of public right-of-way. Since the proposed bay doors are oriented towards U.S. Highway 75 (North Central Expressway) and Central Circle the applicant is required to screen the bay doors with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. The applicant has proposed an approved screening device to screen the bay doors from the view of Central Circle; however, the applicant has proposed an alternate screening device (evergreen shrub living screen) to screen the bay doors from the view of U.S. Highway 75 (Central Expressway). 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 an alternate screening device (Cleyera evergreen living screen) to screen the bay doors from the view of U.S. Highway 75 (Central Expressway) located west of the subject property. The Zoning Ordinance states that a variance to 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. 149-132) 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.

The applicant has proposed three pull through bays in front of the building, which are oriented towards U.S. Highway 75 (Central Expressway) and Central Circle. The applicant has proposed vehicle displays on the northwest and southwest corners of the property along U.S. Highway 75 with a living screen behind the vehicle display areas to serve as the screening for the bay doors oriented towards U.S. Highway 75. In addition to the shrubs behind the vehicle display area, the applicant has also proposed a living screen along the edge of a landscape island that curves in front of the northern proposed bay doors to further reduce the visibility of the bay doors from the public right-of-way. Staff feels that the proposed living screens will adequately screen the view of bay doors from U.S. Highway 75 (Central Expressway) and, as such, Staff supports the requested variance for a living screen.

The applicant has satisfied all 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 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 Planning Department, prior to issuance of a building permit. The applicant has submitted a request for a Facade Plan Appeal (15-123FR) which will be presented to the Planning and Zoning Commission for action at a future meeting.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance.

**PUBLIC IMPROVEMENTS:**

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| Sidewalks:            | Required along U.S. Highway 75 (Central Expressway), Bray Central Drive and Central Circle   |
| 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:**

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| 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