

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Senior Planner

**FROM:** Anthony Satarino, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering Development Company, Inc., on Behalf of Encore Wire Corporation, for Approval of a Site Plan for Encore Wire – Plant 6, Approximately 11.86 Acres, Located on the Southeast Corner of Millwood Street and Elm Street.

**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 conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of a living plant screen for the bay doors along the north and east side of the building.

Prior to the Issuance of a Building Permit:

3. The applicant revise the landscape plan to provide a terminus tree at the southeast corner of the parking lot at the end of the parking row.

**Although Staff is in support of a living screen for the proposed bay doors along the north and east sides of the building, the applicant has requested this requirement be waived due to the future construction of buildings to the north and east that will obstruct any view of the proposed bay doors from adjacent rights-of-way.**

**APPLICATION SUBMITTAL DATE:** September 26, 2011 (Original Application)  
October 7, 2011 (Revised Submittal)  
October 14, 2011 (Revised Submittal)  
October 21, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant (Encore Wire) is proposing to construct a 201,584 square foot manufacturing building (Plant 6), on approximately 11.86 acres, on the southeast corner of Millwood Street and Elm Street. The proposed manufacturing building is planned to be located on the campus just east of the existing corporate headquarters building on the site.

**PLATTING STATUS:** The subject property is currently unplatted. The associated minor replat (11-144MRP) for the subject property is also being acted on at the October 25, 2011 Planning and Zoning Meeting. The existing Lot 1R2 (54.02 acres) is being replatted to incorporate an additional 25.84 acres, creating proposed Lot 1R3. Prior to issuance of a Certificate of Occupancy for the proposed building, the minor replat for Lot 1R3, Block A of the Encore Wire LTD. Two Addition will need to be filed with the County.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: "PD" – Planned Development District Ordinance No. 2006-09-101 (commercial/industrial uses)

North	"PD" – Planned Development District Ordinance No. 1680 (commercial/industrial uses)	Undeveloped Land
South	"RS 60" – Single Family Residence District	Single Family Residential Homes
East	"PD" – Planned Development District Ordinance No. 1680 (commercial uses)	Undeveloped Land
West	"PD" – Planned Development District Ordinance No. 2006-09-101 (commercial/industrial uses)	Encore Wire

Discussion: Per "PD" – Planned Development District Ordinance No. 2006-09-101, the proposed manufacturing use is allowed on the subject property.

**ACCESS/CIRCULATION:**

Adjacent Streets: Elm Street, 80 Foot Right-of-Way, Minor Arterial (M4D)  
Airport Drive, 120 Foot Right-of-Way, Major Arterial (M6D)

Discussion: The proposed site plan conforms to the approved access management plan (11-145AMP) which reflects access to the subject property from Elm Street via a private access easement (former Millwood Road). The site also provides cross access to the west, south, and Airport Drive through a series of proposed and currently constructed fire lane and mutual access easements.

**PARKING:**

Proposed Use:	Manufacturing (201,584 Square Feet)
Required Number of Spaces:	1 parking space per every 2,500 square feet of floor area (per “PD” – Planned Development District Ordinance No. 2006-09-101)
Total Required:	81 Parking Spaces
Total Provided:	136 Parking Spaces (Including 4 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:**

Proposed Use:	Manufacturing (201,584 Square Feet)
Required Number of Spaces:	5 Loading Spaces
Provided:	8 Loading Spaces

Discussion: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

**LANDSCAPING REQUIREMENTS:** The applicant has provided a variety of Chinese Pistachio, Red Oak, Live Oak and Cedar Elm trees at the end of the proposed parking rows throughout the site. Prior to issuance of a building permit, the applicant will need to revise the landscape plan to show a terminus tree at the southeast corner of the parking lot at the end of the parking row. The applicant has satisfied all other landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

**SCREENING REQUIREMENTS:** Bay doors and loading docks are required to be screened from view from the public right-of-way and from adjacent non-residential property, other than industrial, per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance. Allowed screening devices per Section 146-132 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 proposed building has one loading dock on the north side of the building (facing Elm Street). The applicant is also proposing 8 loading docks with bay doors on the eastern side of the proposed building (facing Airport Drive). Per the requirements outlined above, the applicant is required to provide a screening device to help mitigate the view of the loading dock and bay doors from the adjacent rights-of-way (Elm Drive and Airport Drive). Staff is in support of the applicant providing a living screen to mitigate the view from Airport Drive, consisting of a row of evergreen shrubs (minimum of 36 inches in height at the time of planning and 36" on center) beginning at the southern loading dock and continuing 150' to the north. Staff is also in support of the applicant providing a living screen to mitigate the view of the loading dock from Elm Street, consisting of a row of evergreen shrubs (minimum of 36 inches in height at the time of planning and 36" on center) on the north side of the firelane easement directly in front of the loading dock.

However, the applicant is requesting that the screening requirement for the proposed loading docks and bay doors facing adjacent rights-of-way be waived. The applicant has indicated that Encore Wire has plans for the development of future buildings/expansions to the north and east of this facility, but is unable to provide a timeline for when the future buildings or expansions may be constructed. Staff feels that due to the uncertainty of the timing for future buildings, a living plant screen will appropriately screen the bay doors from adjacent rights-of-way without creating a permanent feature should new buildings be constructed near the proposed manufacturing building. Therefore, Staff recommends that the Planning and Zoning Commission approve a living screen for proposed loading docks and bay doors.

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.

**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 and tree preservation plan. A construction tree permit must be approved by the Arborist before any building permits can be issued in conjunction with the development of the subject property.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Existing along the platted portion of Airport Drive. Required along the remaining unplatted portion of Airport Drive and along Elm Street.

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: As determined by the City Engineer

Discussion: The applicant is responsible for paying impact fees in accordance with ordinance 2008-11-102 and 2008-11-103. It should be noted that per the filed Chapter 380 agreement, there are existing roadway impact fees credits available for the proposed building. In addition, the applicant is required to pay pro-rata fees for the 36" waterline along Airport Drive, 8" waterline along old Millwood Drive and 18" sanitary sewer along Elm Street and old Millwood Drive. The final amount due will be calculated by the Engineering Department prior to filing the plat.

**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
- Maps
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation