

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Leo Bethge, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hudson Crossing Office Condos, on Behalf of Kat Realty Ventures, for Approval of a Site Plan for Hudson Crossing Office Condos, Phase 1, Being Fewer than 2 Acres, Located on the West Side of Hudson Crossing and Approximately 400 Feet South of Eldorado Parkway

**APPROVAL PROCESS:** The Planning and Zoning Commission 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 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 the proposed architectural elevations, ensuring that the elevations have architectural continuity among all of the buildings located within the immediate development, and to ensure reasonable continuity and harmony for all four sides of the proposed building, especially where visible from streets, internal drives, or residential districts.

Prior to the issuance of a building permit:

3. The applicant revise the site plan to provide a minimum of 60' of fire lane paving (with associated off-site easement) for the southern leg (currently only 30' long) of the turnaround, for the dead-end portion of the fire lane on the western side of the property.
4. The applicant revise the site plan to label all fire lane radii.
5. The applicant revise the landscape plan plant list to reflect the Grayleaf Catoneaster to be 24" tall at time of planting.

6. The applicant revise the site data table to reflect the zoning as “PD 98-11-59”.

**APPLICATION SUBMITTAL DATE:** February 11, 2013 (Original Application)  
February 25, 2013 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct four, 4,000 square foot office buildings (Phase 1) on approximately 1.60 acres, located approximately 400 feet south of the intersection of Eldorado Parkway and Hudson Crossing. The overall site will be developed in two phases, totaling 3.57 acres.

**PLATTING STATUS:** The subject property is currently unplatted. Prior to issuance of a building permit, a preliminary-final plat must be submitted by the applicant and approved by the Planning and Zoning Commission in order to subdivide the property. Subsequent to the approval of the preliminary-final plat for the parent tract (3.57 acres), a record plat or plats, 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 No. 98-11-59 (Office Uses)

North	“PD” – Planned Development District No. 2011-05-041 (Commercial Uses) and “SUP” – Specific Use Permit 2011-06-043 (Restaurant with Drive Through)	Undeveloped and Future Braum’s Ice Cream
South	“PD” – Planned Development District Ordinance No. 98-11-59 (Office Uses)	Undeveloped and Riddle Street Montessori School
East	“PD” - Planned Development District Ordinance No. 99-05-44 (Office Uses)	Undeveloped
West	“PD” – Planned Development District Ordinance No. 98-11-59 (Office Use)	Texas Best Gymnastics and McKinney Executive Suites
	“PD” – Planned Development District Ordinance No. 98-11-59 (Multi-family Residential Use)	Villas of Eldorado Apartments

Discussion: The proposed office use is permitted by right within the governing Planned Development District Ordinance No. 98-11-59.

**ACCESS/CIRCULATION:**

Adjacent Streets: Hudson Crossing, 60' Right-of-Way, 2-Lane Commercial Collector

Discussion: The subject property has one direct access to Hudson Crossing as well as cross access to the property to the south via mutual access and fire lane easements. The property also has indirect access to Eldorado Parkway through a mutual access and fire lane easement that straddles the northern property line of the subject property with access. Prior to issuance of a building permit the applicant will need to revise the site plan to provide a minimum of 60' of fire lane paving (with associated off-site easement) for the southern leg of the turnaround, for the dead-end portion of the fire lane on the western side of the property.

**PARKING:**

Proposed Use: Office (16,000 square feet total, for four 4,000 square foot office buildings)

Required Number of Spaces: 1 parking space per every 400 square feet of floor area for office use

Total Required: 40 Parking Spaces

Total Provided: 50 Parking Spaces (Including 3 Handicapped Spaces)

**LOADING SPACES:**

Proposed Use: Office (16,000 square feet)

Required Number of Spaces: 1 Loading Space

Provided: 1 Loading Space

**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 applicable landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance and the governing PD Ordinance No. 98-11-59. Prior to the issuance of a building permit, the applicant will need to revise the landscape plan to modify the Landscape Plan Plant List to reflect the Grayleaf Catoneaster to be 24" tall at time of planting.

**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. Also, 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 governing Planned Development District Ordinance No. 98-11-59 requires the site plan be accompanied by elevation drawings to ensure architectural continuity among all of the buildings located within the immediate development, and to ensure reasonable continuity and harmony for all four sides of the proposed building, especially where visible from streets, internal drives, or residential districts.

The Planning and Zoning Commission is required, per the governing planned development district, to review the proposed elevations and pictures of the surrounding buildings for conformance with the aforementioned requirements. Staff feels that the proposed elevations meet the intent of the aforementioned PD standards due to the use of brick and stone in a consistent manner on all four sides of the building and by providing architectural continuity among the other buildings nearby.

Even though the applicant submitted proposed elevation drawings so that Staff could review these standards, the applicant is still responsible for submitting a full elevations package to the Building Inspections Department. At that time, the elevations must meet the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance and the governing planned development district as well as meeting the minimum point score for non-residential/non-industrial projects, subject to the review and approval by the Chief Building Official.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted the Affidavit of No Trees for the subject property, subject to the review of the City Landscape Architect.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Hudson Crossing

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. 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: Not Applicable

**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 Architectural Elevations
- Pictures of Surrounding Buildings
- PowerPoint Presentation