

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the Expansion of Pat Lobb Toyota of McKinney, Located at 3350 South Central Expressway

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant receive approval of a variance to allow bay doors located on the west side of the main building to be oriented toward Craig Drive.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: November 28, 2016 (Original Application)
January 4, 2017 (Revised Submittal)
January 9, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to expand a 58,557 square foot automobile sales and repair facility (Pat Lobb Toyota of McKinney) by 8,230 square feet on 14.082 acres at 3350 South Central Expressway.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of a variance to allow bay doors to be oriented towards public right-of-way (Craig Drive), detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 4R1, Block C of the Eldorado Park Addition.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|--|--|
| Subject Property | “PD” – Planned Development District Ordinance No. 2006-02-015 and “CC” – Corridor Commercial Overlay District (Commercial Uses) | Pat Lobb Toyota of McKinney |
| North | “PD” – Planned Development District Ordinance No. 1589 and “CC” – Corridor Commercial Overlay District (Commercial Uses) | Razzoo’s Cajun Café; Craig Crossing |
| South | “PD” – Planned Development District Ordinance No. 2000-07-052; “PD” – Planned Development District Ordinance No. 1997-04-017; and “CC” – Corridor Commercial Overlay District (Commercial and Multi-Family Uses) | El Fenix; El Lago Apartments |
| East | “PD” – Planned Development District Ordinance No. 2014-02-009; “PD” – Planned Development District Ordinance No. 2012-04-013; and “CC” – Corridor Commercial Overlay District (Commercial and Office Uses) | Emerson Process Management |
| West | “PD” – Planned Development District Ordinance No. 2006-05-056 and “PD” – Planned Development District Ordinance No. 1997-04-017 (Multi-Family, Commercial, and Office Uses) | Holiday Inn Hotel and Suites; Social Security Administration; El Lago Apartments |

ACCESS/CIRCULATION:

Adjacent Streets: Central Expressway (U.S. Highway 75), Variable Width Right-of-Way, Major Regional Highway

Craig Drive, 60’ Right-of-Way, Collector

Bush Drive, 60’ Right-of-Way, Collector

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), bay doors in any retail district or retail PD district shall be oriented away from the street frontage. The Zoning Ordinance states that a variance can be granted during site plan approval to allow the bay doors to face public right-of-way, if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) 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 nine (9) bay doors for the service area on the west side of the main building to be oriented towards public right-of-way (Craig Drive). The site has an existing 6' ornamental iron fence with masonry columns at 20' on center, as well as an existing living plant screen (composed of Needlepoint Holly) to be maintained to screen the bay doors of the service area. Given this is an expansion of the existing service area and the existing screening elements, Staff feels that the proposed location for the bay doors should not have a negative impact on the surrounding land uses or have an adverse impact on future development of adjacent properties. As such, Staff recommends approval of the variance request to allow the bay doors to be oriented towards public right-of-way.

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 and the requirements of the governing Zoning Ordinance No. 2006-02-015. 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 stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

- | | |
|-----------------------|--|
| Sidewalks: | Not Required |
| 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