

CITY COUNCIL MEETING OF 06-02-15 AGENDA ITEM #15-118SP

**AGENDA ITEM**

**TO:** City Council

**THROUGH:** Michael Quint, Director of Planning  
Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney North High School, Located on the Northwest Corner of Wilmeth Road and Community Avenue

**APPROVAL PROCESS:** The City Council 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 revise the site plan to provide a fire lane that is either a minimum of 60 feet in length or a maximum of 90 feet in length to be located in between the existing tennis courts and the proposed addition to the Multi-Purpose Building, subject to review and approval of the City Fire Marshal.

**APPLICATION SUBMITTAL DATE:** March 27, 2015 (Original Application)  
May 7, 2015 (Revised Submittal)  
May 13, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to expand the existing main building (approximately 307,102 square feet) and the multi-purpose building (approximately 65,647 square feet) by a total of 30,400 square feet. The applicant is also proposing to construct a new parking lot (approximately 185 spaces) to be used as a band practice area. A site plan (98-152SP) for McKinney North High School was approved by the City Council on September 15, 1998.

Typically site plans can be administratively approved by Staff; however, the governing planned development ordinance requires the site plan be approved by the City Council, and is not required to be heard by the Planning and Zoning Commission.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block A, of the McKinney High School North Addition. An amending plat of the subject property must be approved prior to the commencement of any development activity on the subject property.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 1907 (Single Family Residential Uses)	McKinney North High School
North	"PD" – Planned Development District Ordinance No. 1509 (Single Family Residential Uses)	Creek Hollow Subdivision
South	"PD" - Planned Development District Ordinance No. 1907 ( Single Family Residential Uses) and "PD" – Planned Development District Ordinance No. 97-05-32 (Single Family Residential Uses)	High Pointe Addition Subdivision
East	"PD" – Planned Development District Ordinance No. 1907 (Medium Density Residential Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2002-06-069 (Single Family Residential Uses)	Timber Creek Subdivision

**ACCESS/CIRCULATION:**

Adjacent Streets: Wilmeth Road, 120' Right-of-Way, Major Arterial (M6D)

Community Road, 80' Right-of-Way, Minor Arterial (M4D)

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

**LOADING SPACES:** No loading spaces are required for the high school.

**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 is not required to provide additional landscaping to the proposed expansion as the original site plan was approved prior to the effective date of the landscaping requirements.

**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.

**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.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has submitted a tree survey, 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: Not Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Not 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