

PLANNING & ZONING COMMISSION MEETING OF 10-11-16 AGENDA ITEM #16-237SP

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Samantha Pickett, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for 2 Office/Warehouse Buildings (Redbud Central), Located on the Northwest Corner of Redbud Boulevard and Central Circle

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission for the proposed site plan will be forwarded to the City Council for final action at the November 1, 2016 meeting.

---

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

1. The applicant replat the subject property to the configuration of the site plan.
2. The applicant revise the site plan to extend the 6' masonry screen wall to the sidewalks to fully screen the loading docks from the public right-of-way.
3. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** August 15, 2016 (Original Application)  
August 29, 2016 (Revised Submittal)  
September 9, 2016 (Revised Submittal)  
September 19, 2016 (Revised Submittal)  
September 23, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct two buildings; a 25,125 square-foot and a 25,200 square-foot building for office/warehouse uses (Redbud Central) on 4.840 acres of land at the northwest corner of Redbud Boulevard and Central Circle.

Typically site plans can be administratively approved by Staff; however, the governing planned development ordinance (PD 1563) requires the site plan to be reviewed by the Planning and Zoning Commission with final action by City Council.

**PLATTING STATUS:** The subject property is currently platted as Lot 5RR and 6RR, Block B 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 (Industrial Uses)	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2014-06-037 (Industrial Uses)	RDO Equipment
South	"PD" – Planned Development District Ordinance No. 1563 (Industrial Uses)	Undeveloped Land
East	"PD" – Planned Development District Ordinance No. 1563 (Industrial Uses)	Blount Fine Foods Facility
West	"PD" – Planned Development District Ordinance No. 1563 (Industrial Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Redbud Boulevard, 100' Right-of-Way, Minor Arterial

Central Circle, 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:** 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 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:            | Existing along Redbud Boulevard 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:**

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
- Planned Development Ordinance No. 1563
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation