



CITY OF MCKINNEY, TEXAS

Agenda Planning & Zoning Commission

Tuesday, August 23, 2016

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

CONSENT ITEMS

This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.

16-862 [Minutes of the Planning and Zoning Commission Work Session of August 9, 2016](#)

Attachments: [Minutes](#)

16-863 [Minutes of the Planning and Zoning Commission Regular Meeting of August 9, 2016](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-165SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Storage Facility \(Simply Storage\), Located Approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

16-233Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" -](#)

Neighborhood Commercial District to "C2" - Local Commercial District, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

16-234SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility (Honest Auto Service), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

16-216SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

Attachments: PZ Report
Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Landscape Plan
PowerPoint Presentation

16-161SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Professional Office Condominiums (Golf Course Office West Addition), Located Approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road

Attachments: PZ Report
Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Landscape Plan
PowerPoint Presentation

16-081PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 17R, 18 and 19, Block A, of the Village Park Phase 1A Addition, Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive](#)

Attachments: [PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed-Preliminary Final Replat](#)
[Powerpoint Presentation](#)

COMMISSION AND STAFF COMMENTS

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 19th day of August, 2016 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.

16-862



TITLE: Minutes of the Planning and Zoning Commission Work Session of August 9, 2016

SUPPORTING MATERIALS:

[Minutes](#)

PLANNING AND ZONING COMMISSION WORK SESSION

AUGUST 9, 2016

The Planning and Zoning Commission of the City of McKinney, Texas met in work session in the Council Chambers of the Municipal Building on Tuesday, August 9, 2016 at 5:30 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Cameron McCall, Janet Cobbel, Deanna Kuykendall, Brian Mantzey, and Pamela Smith

Commission Member Absent: Mark McReynolds – Alternate

Staff Present: Director of Planning Brian Lockley; Planning Managers Matt Robinson and Jennifer Arnold, Planners Eleana Galicia, Aaron Bloxham, Neil Rose, Steven Doss, Danielle Quintanilla, and Melissa Spriegel; and Administrative Assistant Terri Ramey

There were three guests present.

Chairman Cox called the work session to order at 5:30 p.m. after determining a quorum was present. He turned the meeting over to Mr. Brian Lockley, Director of Planning, who called for discussion on the following work session item with no action taken:

16-045M6 Planning and Zoning Commission Training Series

Chairman Cox declared the meeting adjourned at 5:54 p.m.

BILL COX
Chairman

16-863



TITLE: Minutes of the Planning and Zoning Commission Regular Meeting of August 9, 2016

SUPPORTING MATERIALS:

[Minutes](#)

PLANNING AND ZONING COMMISSION

AUGUST 9, 2016

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Tuesday, August 9, 2016 at 6:00 p.m.

City Council Present: Chuck Branch

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Cameron McCall, Brian Mantzey, and Pamela Smith

Commission Members Absent: Mark McReynolds – Alternate

Staff Present: Director of Planning Brian Lockley; Planning Manager Matt Robinson; Planners Eleana Galicia, Danielle Quintanilla, and Melissa Spriegel; and Administrative Assistant Terri Ramey

There were approximately 16 guests present.

Chairman Cox called the regular meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox explained the format and procedures of the meeting, as well as the role of the Commission. He announced that some of the items considered by the Commission on this date would be only heard by the Planning and Zoning Commission and others would be forwarded on to City Council. Chairman Cox stated that he would advise the audience if the case will go on to City Council or be heard only by the Planning and Zoning Commission. He stated that guests would need to limit their remarks to three minutes and speak only once. Chairman Cox explained that there is a timer located on the podium, and when one minute of the speaker's time is remaining the light will switch to yellow, and when the time is up the light will change to red. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Cox continued the meeting with the Consent Items.

The Commission approved the motion by Commission Member Cobbel, seconded by Commission Member Kuykendall, to approve the following three Consent items, with a vote of 7-0-0.

16-180CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the TCI McKinney Ranch Addition, Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road

16-219CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of the Caliber Collision Northwest Addition, Located Approximately 450 Feet North of U.S. Highway 380 (University Drive) and on the East Side of Custer Road

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

16-214MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 13 and 14, Block B, of the Metro Industrial Park #2 Addition, Located on the Southwest Corner of McKinney Parkway and Metro Park Drive

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed minor replat. She stated that Staff recommends approval of the proposed minor replat and offered to answer questions.

Ms. Quintanilla explained that the applicant could not be present at the meeting; however, submitted an e-mail concurring with the Staff report.

Chairman Cox asked if the applicant had mentioned a possible use for the property. Ms. Quintanilla stated that no site plan had been submitted at this time and the applicant had not mentioned a possible use for the property to her.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and approve the minor replat as recommended by Staff, with a vote of 7-0-0.

16-205Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Generally Located Approximately 445 Feet North of Wilmeth Road, on the East Side of Hardin Boulevard, and South of County Road 164 (Future Bloomdale Road)

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none.

Ms. Traci Shannon Kilwer; Dowdey, Anderson & Associates, Inc.; 5225 Village Creek Dr.; Plano, TX; briefly explained the rezoning request and concurred with the Staff report. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission voted unanimously to close the public hearing and recommend approval of the rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 6, 2016.

16-181SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash (CarMax), Located on the Northwest Corner of White Avenue and U.S. Highway 75 (Central Expressway)

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed site plan request and requested variances. She stated that typically site plans could be approved by Staff; however, the applicant was requesting approval of variances to allow bay doors to be oriented towards public right-of-way (US Highway 75 and White Avenue), to utilize a living plant screen composed of Foster's Holly 6' at the time of planting to screen the bay doors located on the south side of the main building from White Avenue, and to waive the requirement to provide a 6' screening device along the western property line which must be approved by the Planning and Zoning Commission. Ms. Spriegel stated that Staff recommended approval of the proposed site plan and variances as conditioned in the Staff report. She offered to answer questions. There were none.

Mr. John Thatcher, 800 E. 15th Ave., Denver, CO, explained the proposed site plan and requested variances and gave a presentation. He offered to answer questions.

Chairman Cox asked for the distance of the proposed bay doors to the public right-of-way. Ms. Spriegel stated that the distance from the bay door that faces Highway 75 (Central Expressway) was about 540'. She stated that the distance from the bay door that faces White Avenue was about 330'.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman

Zepp, the Commission voted unanimously to close the public hearing and recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

09-059FR2 Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for a Hangar on Lot 33R of the Aero Country East Addition, Located at 9409 Learjet Lane

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed facade plan appeal for one hangar (Lot 33R) located in the Aero Country East Addition. He explained that the facade plan appeal was being requested because the proposed east elevation features a 100% metal facade while not being screened from view of the eastern property line (Virginia Hills Subdivision). Mr. Robinson stated that as part of the "PD" – Planned Development zoning (PD 2008-11-106) that covers the Aero Country East development, the east elevation of all hangars must be constructed of 100% masonry unless a townhome unit has been constructed between the hangar and the eastern property line at the time of a building permit application. He stated that the applicant was requesting to utilize a 100% metal facade on the east elevation, which does not meet the special ordinance provision of the PD zoning. Mr. Robinson stated that the hangar at this location was previously approved and permitted with a 100% masonry finish on the east elevation; however, the east elevation was not constructed per the approved plans with the approved 100% masonry. He stated that there had not been any hangar or townhome hangars constructed or started construction that would block the hangar from view of the residential subdivision to the east. Mr. Robinson stated that it was Staff's opinion that the facade plan appeal was being requested as a convenience to the applicant for economic reasons, as such Staff was recommending denial of the request for the proposed facade plan appeal. He offered to answer questions.

Commission Member Cobbel wanted to verify that there were additional lots to the east of the proposed property. Mr. Robinson explained that there were additional lots to the east of this property that had not been built on as of yet.

Commission Member Mantzey wanted to verify that if a townhome had been built on one of the properties that blocked the view to the east of this property then this hangar would not be required to have the 100% masonry on the east elevation. Mr. Robinson stated that was correct.

Commission Member Cobbel wanted to verify that the hangar had been constructed. Mr. Robinson stated that it had been constructed; however, had not received a Certificate of Occupancy (CO) with a final inspection from the City.

Commission Member Cobbel asked if the applicant realized that the east elevation was to be constructed with 100% masonry exterior. Mr. Robinson stated that the hangar was approved and permitted with the brick masonry on the facade; therefore, they were aware that it was required.

Mr. Mark Fangio, 2731 Sylvan Way, McKinney, TX, explained the proposed facade plan appeal. He stated that they gambled that one of the lots to the east of this property would sell and be built before now. Mr. Fangio briefly discussed the other hangars that had been built that were not shown on the Aerial Exhibit that was included in the packet and the vacant lots available at the site. He stated that the hangar at 9409 Pipercub Dr. was approved without 100% masonry on the east elevation. Mr. Fangio stated that the owner felt he was being punished for building his hangar prior to future hangars to the east of him. He felt that adding the approved brick to the exterior would cost an additional \$15,000. Mr. Fangio did not feel that it would take too long before the other lots were built upon, which would screen this property. He stated that they could not get permitted without the 100% masonry requirement. Mr. Fangio stated that they hoped that another property to the east of this lot would have been built prior to the completion of this property; however, that did not happen. He stated that they didn't really intend to have brick masonry on the east elevation of the building. Mr. Fangio felt that brick on this hangar would look odd after the other hangars to the east were built. He stated that all of the townhome lots had sold; however, they have not started building them yet. Mr. Fangio offered to answer questions.

Vice-Chairman Zepp asked when this hangar was permitted. Mr. Fangio thought it was about a year ago; however, was not positive. Mr. Robinson stated that it was permitted in June 2015.

Commission Member McCall asked when the surrounding hangars were built. Mr. Fangio stated that he built four located in the City of McKinney portion and one in the county portion this year.

Commission Member Cobbel asked if the hangar at 9409 Piper Cub Dr. requested a variance to build without the 100% masonry requirement. Mr. Robinson stated that when that hangar was built and permitted the City missed the 100% masonry requirement and allowed it to be permitted without it.

Chairman Cox opened the public hearing and called for comments.

Mr. Mike Hance, 10025 Eagle Dr., McKinney, TX, stated that he was a representative for the Aero Country Airport and also lived at the airport. He stated that he was in favor of approving the requested facade plan appeal. Mr. Hance stated that there was an area of vegetation and trees between the airport and residential subdivision. He stated that this airport was the #1 private airport in Collin County and was growing. He offered to answer questions. There were none.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Commission Member Cobbel asked if part of the airport was not annexed into the City. Mr. Robinson stated that west of the runway was not annexed into McKinney.

Vice-Chairman Zepp stated that he was in favor of approving the variance and felt this was a timing issue. He stated that he understood the initial intent of the requirement; however, did not feel it was appropriate for this situation. Vice-Chairman Zepp expressed concerns that the builder agreed to build the hangar with a 100% brick exterior on the east elevation and then did something else hoping to get it changed later.

Commission Member Kuykendall agreed with Vice-Chairman Zepp's comments that it was a timing issue.

Commission Member Smith asked what the benefit would be to having brick on the east elevation of this hangar when hangars and townhomes could be built to the east of it blocking the view. Mr. Robinson stated that it was an ordinance requirement. He stated that Staff cannot consider economic hardship as a reason to approve a variance. Mr. Robinson stated that this was a timing issue.

Commission Member McCall asked if the lot to the east of this property is developed and the lots east of it had not been developed yet if they would also need to request a variance so that they did not have to build the east elevation with masonry. Mr. Robinson stated that would be correct.

Chairman Cox stated that there was momentum at the airport and large companies coming to the area to increase the demand for the available lots. He agreed that it was timing issue.

Commission Member Mantzey stated that he appreciated Staff's recommendation upholding the ordinance. He stated that some of the surrounding residents might not have been noticed about this request if they lived outside the required distance. Commission Member Mantzey stated that the hangar further west had metal exteriors and were less visually appealing than the newer hangers. He stated that it was questionable asking for forgiveness instead of asking for approval upfront.

Commission Member Smith stated that she appreciate Staff's recommendation and agreed with the previous Commission Member comments. She stated that she wasn't looking at it from the cost benefit for the owner, but was looking at the benefit to the overall facility.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission unanimously voted to approve the facade plan appeal, with a vote of 7-0-0.

END OF THE REGULAR ITEMS AND PUBLIC HEARING ITEMS

Mr. Brian Lockley, Director of Planning for the City of McKinney, stated that the annual American Planning Association Texas Chapter Conference would be held in San Antonio, TX on November 2 - 4, 2016. He requested the Commission Members let him know if they were interested in attending it.

There being no further business, Chairman Cox declared the meeting adjourned at 6:50 p.m.

BILL COX
Chairman



16-165SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Storage Facility (Simply Storage), Located Approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard (REQUEST TO BE TABLED)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 23, 2016

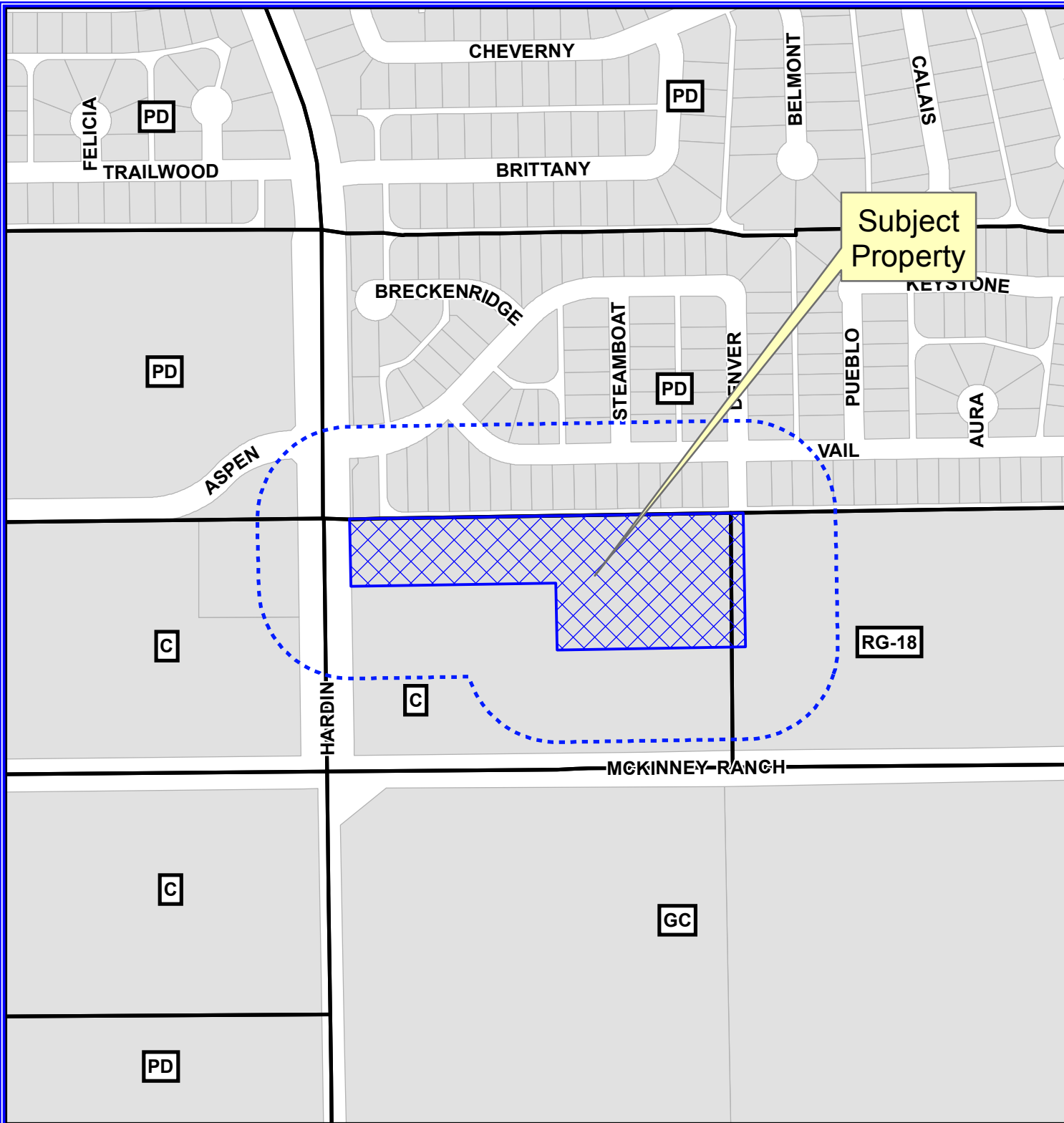
DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

STAFF RECOMMENDATION: Staff recommends that the public hearing be continued and the item tabled to the September 13, 2016 Planning and Zoning Commission meeting per the applicant's request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)



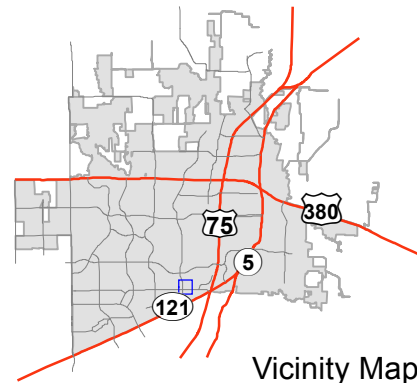
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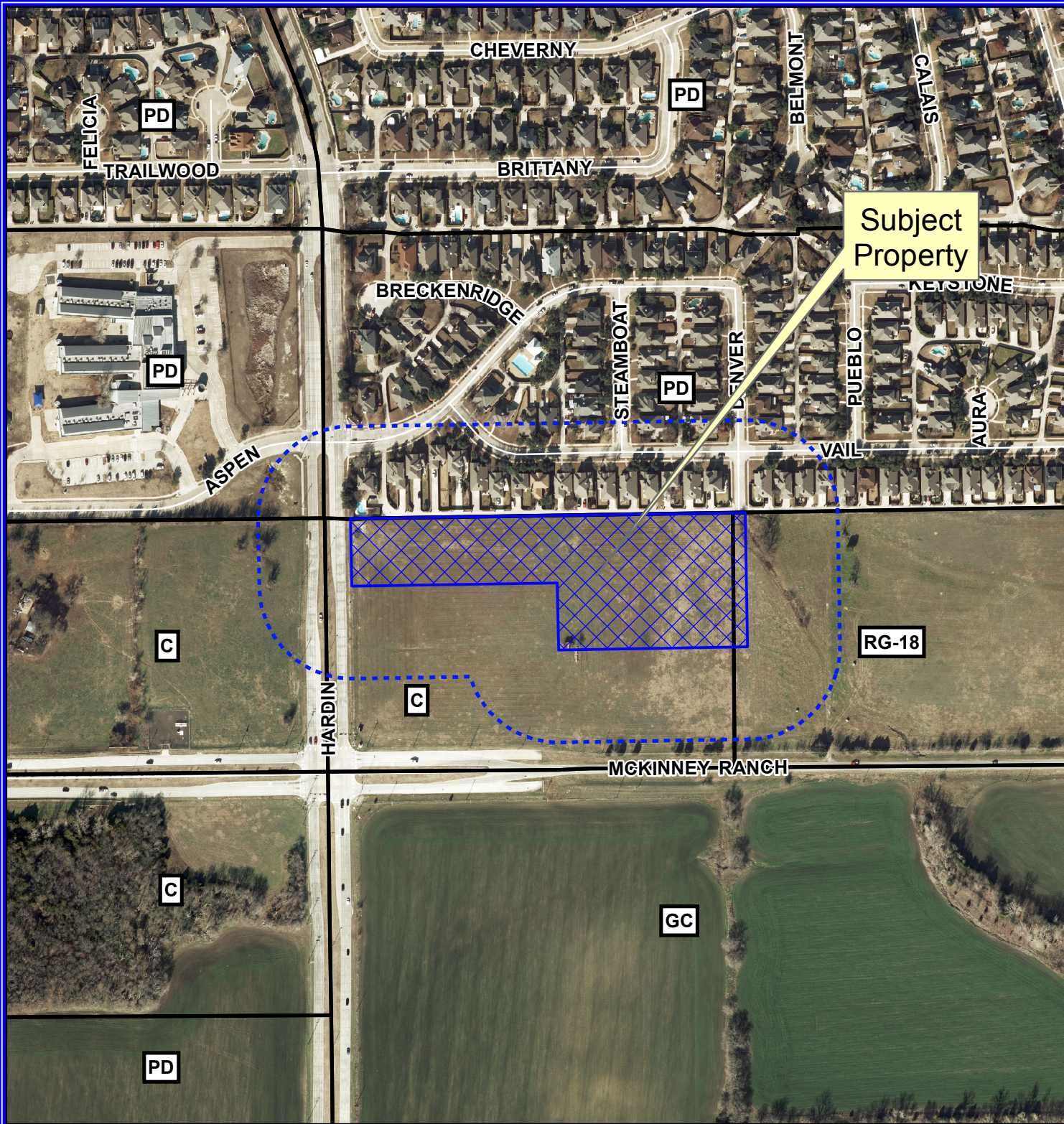
Notification Map

Case: 16-165SUP

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Vicinity Map



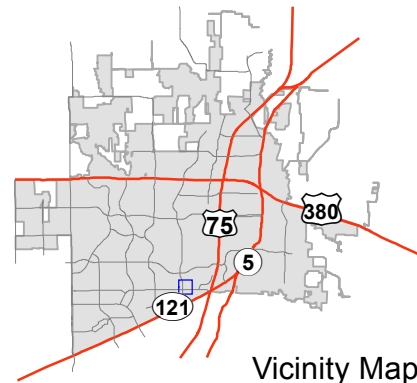
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Notification Map

Case: 16-165SUP

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Vicinity Map



16-233Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C1” - Neighborhood Commercial District to “C2” - Local Commercial District, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway (REQUEST TO BE TABLED)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 23, 2016

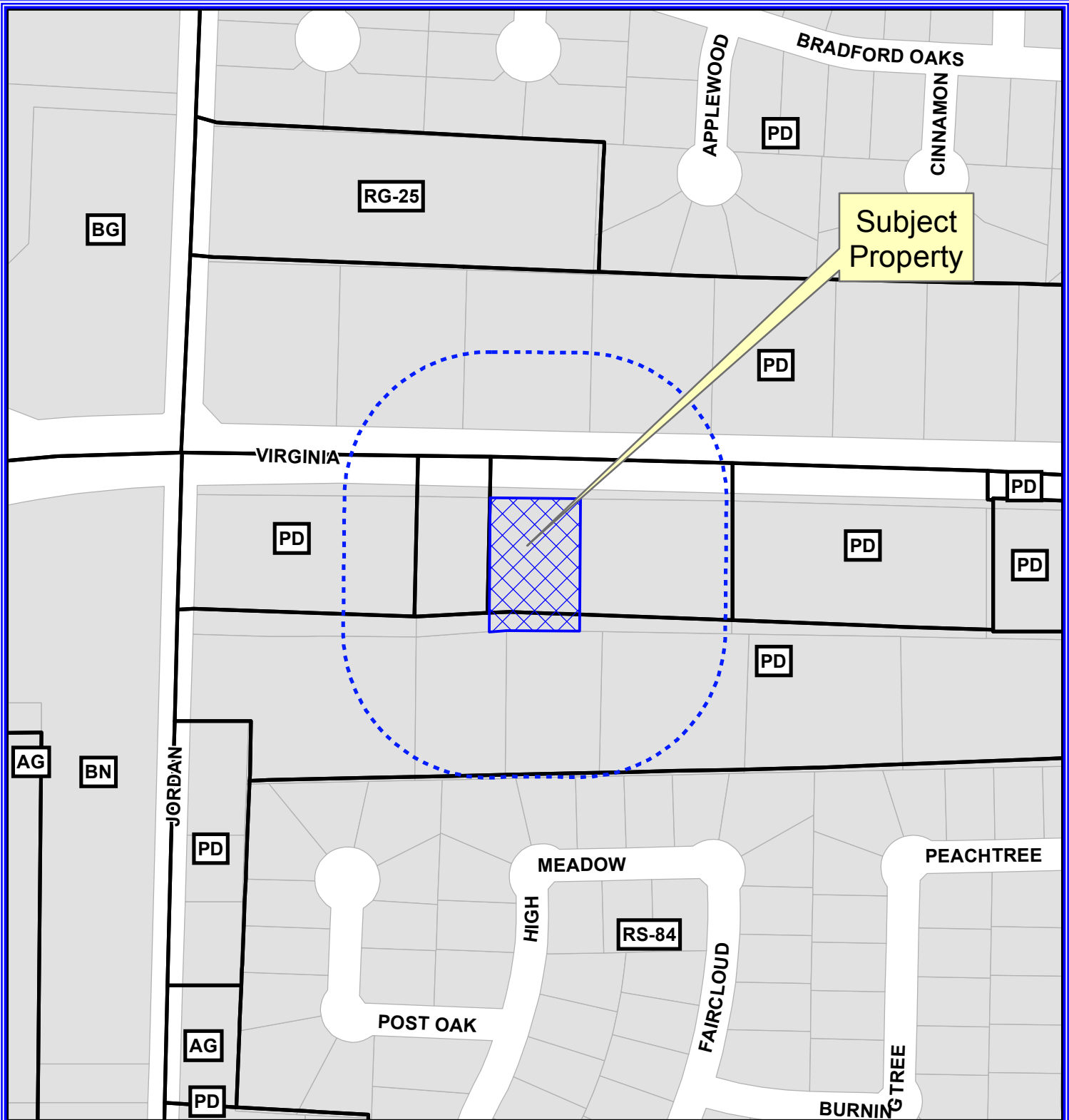
DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

STAFF RECOMMENDATION: Staff recommends that the public hearing be continued and the item tabled to the September 13, 2016 Planning and Zoning Commission meeting per the applicant’s request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)



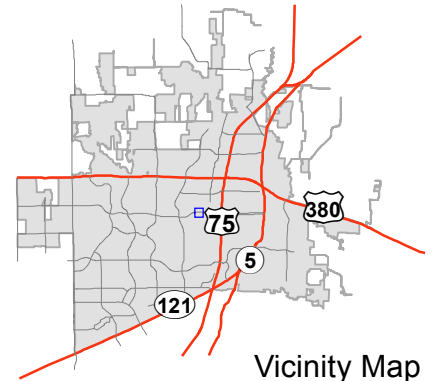
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Notification Map

Case: 16-233Z

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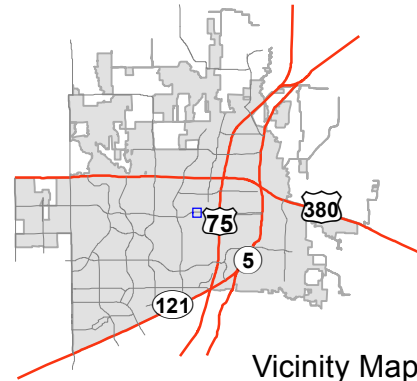
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Notification Map

Case: 16-233Z

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Vicinity Map



16-234SUP

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MEETING DATE: August 23, 2016

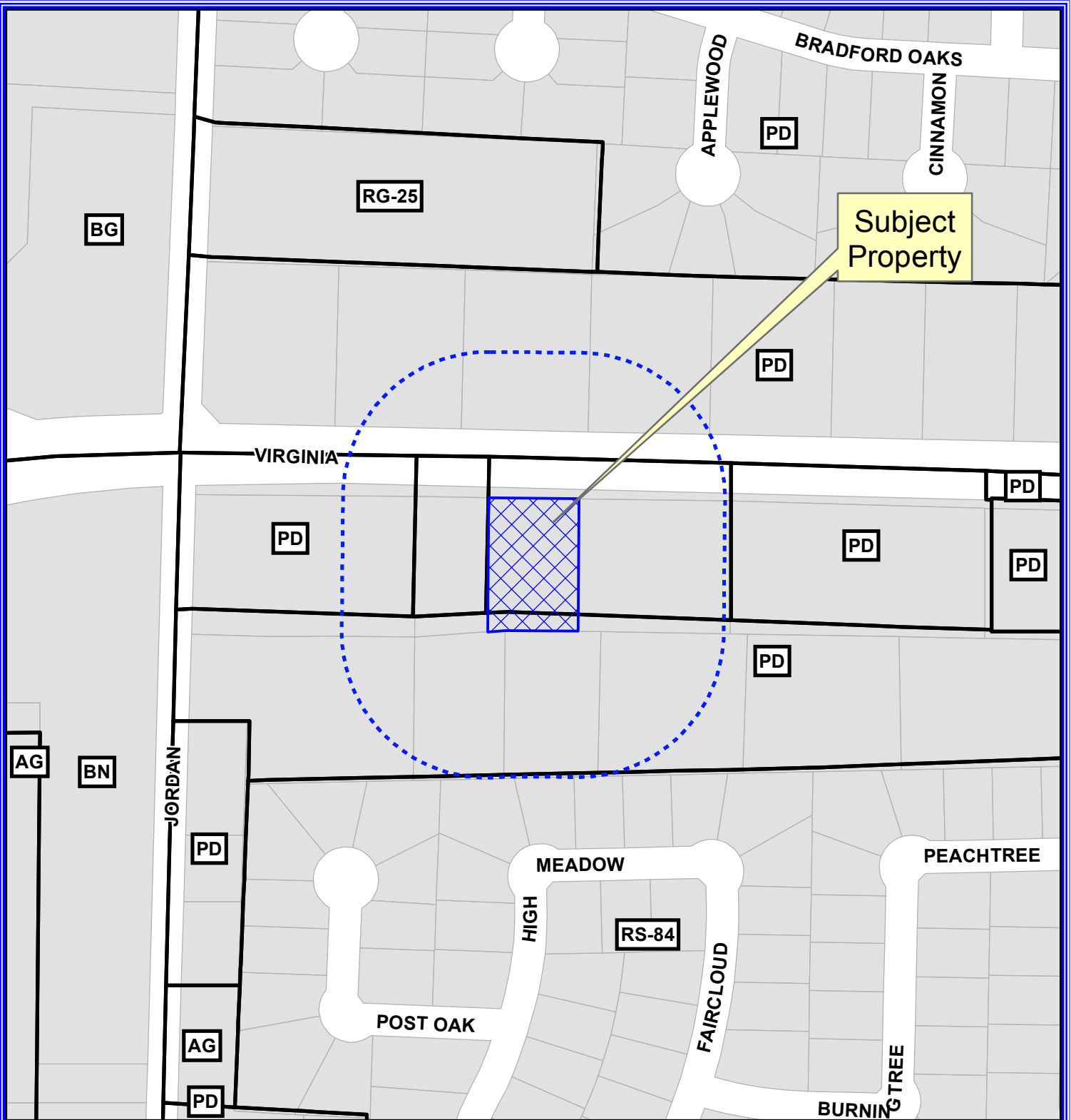
DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

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SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)



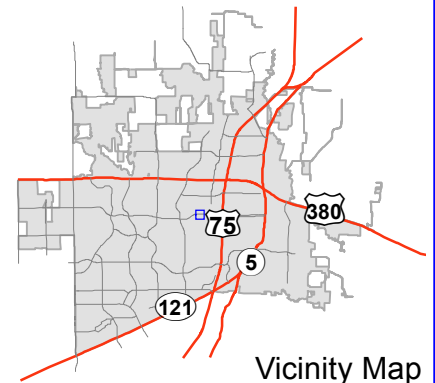
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Notification Map

Case: 16-234SUP

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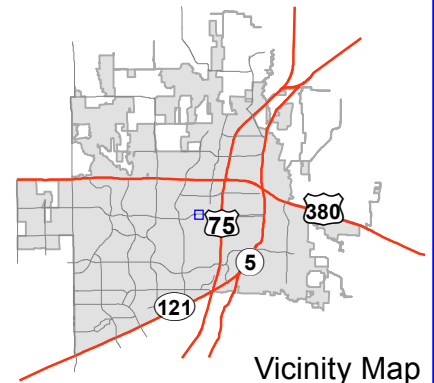
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Notification Map

Case: 16-234SUP

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16-216SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 23, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Danielle Quintanilla, Planner I

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 September 20, 2016 meeting.

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

1. The applicant revise the right-of-way width to 60' for Taylor Burk Drive

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: July 11, 2016 (Original Application)
July 27, 2016 (Revised Submittal)
August 9, 2016 (Revised Submittal)

ITEM SUMMARY: The City of McKinney is proposing to construct a 27,501 square foot office and storage facility (Public Safety Building) on 16.595 acres of land, located approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive.

The proposed office and storage facility will be maintained and operated by the City of McKinney. Typically site plans can be administratively approved by Staff; however, since this is a city project, the recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at their September 20, 2016 meeting.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[PowerPoint Presentation](#)

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Danielle Quintanilla, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

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 September 20, 2016 meeting.

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

1. The applicant revise the right-of-way width to 60' for Taylor Burk Drive

Prior to issuance of a building permit:

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

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ITEM SUMMARY: The City of McKinney is proposing to construct a 27,501 square foot office and storage facility (Public Safety Building) on 16.595 acres of land, located approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive.

The proposed office and storage facility will be maintained and operated by the City of McKinney. Typically site plans can be administratively approved by Staff; however, since this is a city project, the recommendation of the Planning & Zoning Commission will be forwarded to the City Council for consideration at their September 20, 2016 meeting.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the City of McKinney Public Safety Building 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. 2004-08-082 (Government Complex Uses)	McKinney Public Safety Building
North	“PD” – Planned Development District Ordinance No. 1574 (Residential Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 1440 (Office Uses)	Collin College Campus
East	“C” – Planned Center (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2007-05-047 (Residential Uses)	Community North Baptist Church

ACCESS/CIRCULATION:

Adjacent Streets: Taylor Burk Drive, 60' Right-of-Way, Collector

Community Avenue, 80' Right-of-Way, Minor Arterial

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

LOADING SPACES: The City 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 City has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: The City has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: The City 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 City 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 City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City 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 City 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 City will be responsible for complying with the Tree Preservation Ordinance. The City 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 City 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

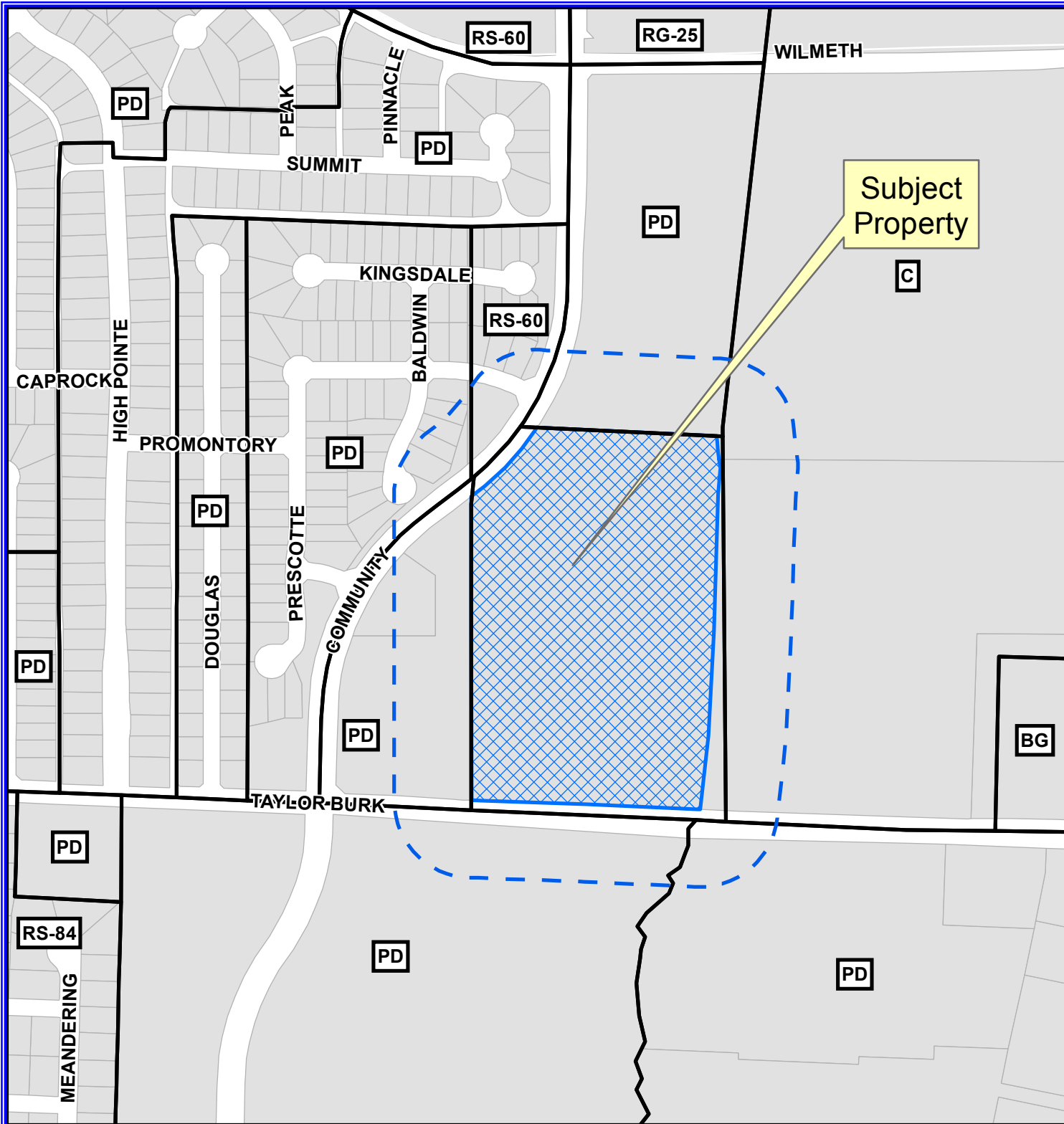
Standard Conditions for Site Plan Approval Checklist

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to issuance of a building permit.

- ☒ Approval of building permit plans by the Chief Building Official.
- ☒ Approval of architectural building elevations, in accordance with Section 146-139 of the Zoning Ordinance.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of public improvement construction plans by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☐ Approval of an associated record plat or minor plat if the property is currently unplatted.
- ☒ Final location of fire hydrants be subject to review and approval by the Fire Marshal.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
- ☐ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-11-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.

Prior to the issuance of a Certificate of Occupancy (C.O.):

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ The associated plat for the subject property be filed for record with the County Clerk.



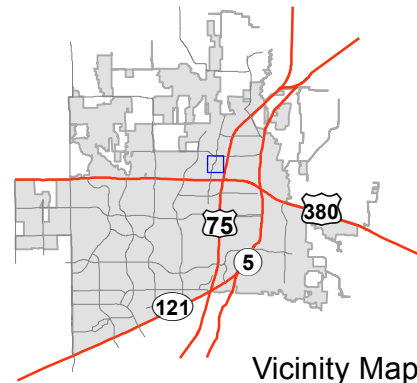
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Notification Map

Case: 16-216SP

--- 200' Buffer





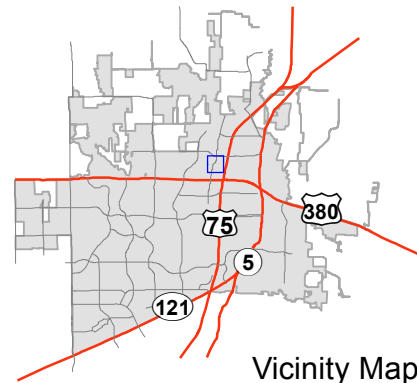
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Notification Map

Case: 16-216SP

--- 200' Buffer



Vicinity Map

City of McKinney Site Plan Submittal Letter of Intent

This project is intended to provide additional storage and warehousing space to both McKinney Police and Fire Departments, as well as provide additional functional space for Police evidence activities. The project will be built on site of the current McKinney Public Safety Building on an area previously set aside for this purpose.

- Acreage of full existing Public Safety Building is 16.6 acres. Of this, only 1.41 acres is impacted by the proposed project.
- The building is located on Lot 1, Block A of the City of McKinney Public Safety Building Addition. Located at 2200 Taylor-Burke Dr., McKinney, TX 75071. Approximately 1,700 ft. West of the intersection of Taylor-Burke Dr. and North Central Expressway.
- The project will serve as office and warehouse space for the City of McKinney Police and Fire Departments.
- Proposed facility will be 27,512 sf.
- There is no phasing anticipated in the development of this project.
- City of McKinney will be the Owner for the entire facility.
- No need anticipated for Planning & Zoning consideration.
- No special considerations anticipated with the regard to Site Plan submittal.
- The current site is zoned as a PD per Ordinance 2004-08-082.



7/8/2016

Applicant:

Qiana Oden
Brinkley Sargent Wiginton Architects
5000 Quorum Drive, Suite 600
Dallas, TX 75254
972.960.9970
goden@bsw-architects.com

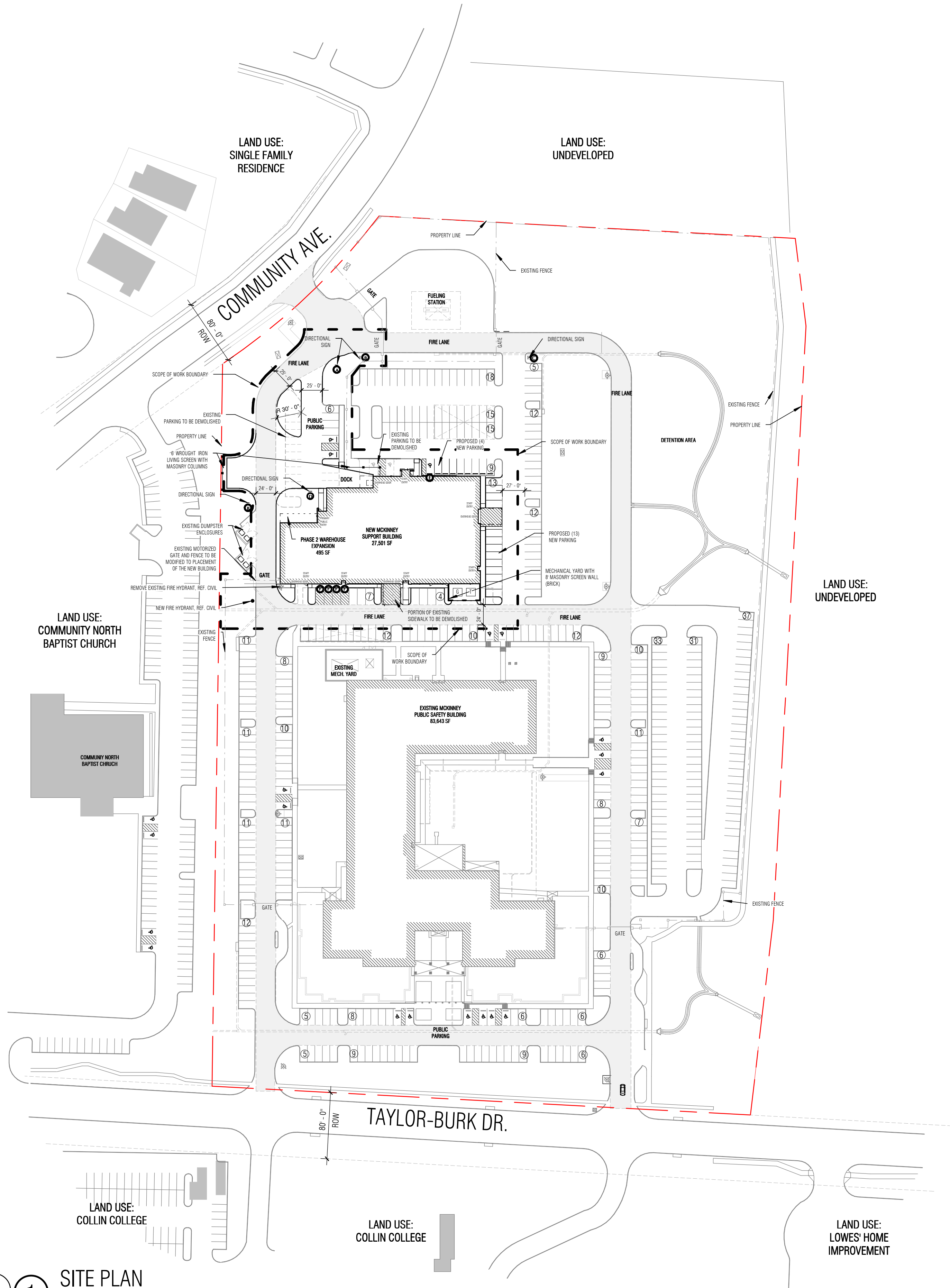
On Behalf of Owner:

Patricia Jackson, PE, RAS
City of McKinney
222 N. Tennessee Street
McKinney, TX 75069
972.547.7439
pjackson@mckinneytexas.org



SITE PLAN

SCALE: 1" = 80'-0"



PARKING TABLE

EXISTING MCKINNEY PUBLIC SAFETY BUILDING PARKING
OFFICE (BUSINESS, PROFESSIONAL, RESEARCH) 1,400 SF;
83,643 SF/400=209 SPACES

REQUIRED:	209 SPACES (7 HC REQUIRED, 1 VAN)
PROVIDED:	72 PUBLIC SPACES (6 HC, 4 VAN) 329 STAFF SPACES (7 HC, 4 VAN) 401 SPACES (13 HC, 8 VAN)

PROPOSED MCKINNEY SUPPORT BUILDING PARKING:
OFFICE 1,400 SF; 11,540 SF/400=29 SPACES
WAREHOUSE 1,4,000 SF; 15,961 SF/400=4 SPACES

REQUIRED:	33 SPACES (2 HC REQUIRED, 1 VAN)
PROVIDED:	6 PUBLIC SPACES (2 HC, 1 VAN) 33 STAFF SPACES (1 HC, VAN) 39 SPACES (3 HC, 2 VAN)

PROJECT SUMMARY:
TOTAL REQUIRED: 242 SPACES
(9 HC REQUIRED, 2 VAN)

TOTAL PROVIDED: 440 SPACES
(16 HC, 10 VAN)

PHASE 2 FUTURE WAREHOUSE EXPANSION:
WAREHOUSE: 1,4,000 SF; 495 SF/400=1 SPACE
REQUIRED: 1 SPACE
(0 HC, VAN)

SITE COVERAGE TABLE

GROSS SITE AREA:	16.595 GROSS ACRES; (722,878 SF/149.36 AC.)
PROPOSED NET/DISTURBED SITE AREA:	16,378 NET ACRES; (697,045.8 SF) 1.41 NET ACRES (61,319 SF/12.67 AC.)

IMPERVIOUS COVERAGE RATIOS:
EXISTING MCKINNEY BUILDING:
697,045.8 NET SF
-83,643 BUILDING SF
-268,540 PAVING SF
344,862 SF PERVIOUS
EXISTING MCKINNEY BUILDING
49% PERVIOUS (344,862/697,045.8)

PROPOSED SUPPORT BUILDING:
697,045.8 NET SF
-27,501 BUILDING SF
-268,540 PAVING SF
401,004 SF PERVIOUS
PROPOSED SUPPORT BUILDING
57% PERVIOUS (401,004/697,045.8)

TOTAL BUILDING LOT COVERAGE:
697,045.8 NET SF
-83,643 EXISTING BLDG SF
-27,501 PROPOSED SUPPORT BLDG SF
-268,540 PAVING SF
317,361.8 SF PERVIOUS

TOTAL BUILDING LOT COVERAGE PHASE 2:
317,361.8 SF PERVIOUS
-495 SF
316,866 SF PERVIOUS

TOTAL BUILDING LOT COVERAGE
45% PERVIOUS (317,361.8 SF/697,045.8)

EXISTING MCKINNEY SUPPORT BUILDING COVERAGE:
83,643 SF / 697,045.8 X 100%=12%
PROPOSED SUPPORT BUILDING COVERAGE:
27,502 SF / 697,045.8 X 100%=4%
TOTAL EXISTING & PROPOSED BUILDING COVERAGE:
83,643 SF + 27,501 / 697,045.8 X 100%=16%

TOTAL LOT COVERAGE PERCENTAGE:
379,684 SF/697,045.8 SF X 100%=55%

PHASE 2
TOTAL LOT COVERAGE PERCENTAGE:
380,179 SF / 697,045.8 X 100%=55%

SITE TABLE

PHYSICAL ADDRESS:	LOT 1, BLOCK 1A 2200 TAYLOR-BURK DR. MCKINNEY, TX 75071
ZONING CURRENT USE:	PD (BY ORDINANCE 2004-08-082)
PROPOSED USE:	OFFICE/WAREHOUSE BUILDING

BUILDING HEIGHTS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
ROOF RIDGE HEIGHT: 52'-0" AFF
CUPOLA HEIGHT: 64'-0" AFF = 14'-0" MAST

PROPOSED MCKINNEY SUPPORT BUILDING:
TOP OF PARAPET/PEAK HEIGHT: 19'-4" AFF
TOP OF PARAPET, LOWER HEIGHT: 17'-4" AFF

BUILDING AREAS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
EXISTING LEVEL 1: 56,807 SF
EXISTING LEVEL 2: 26,836 SF
TOTAL EXISTING BUILDING 86,643 SF

PROPOSED MCKINNEY SUPPORT BUILDING:
OFFICE USE: 11,540 SF
WAREHOUSE USE: 15,961 SF
TOTAL BUILDING AREA: 27,501 SF (1 STORY)

PHASE 2-FUTURE EVIDENCE EXPANSION
WAREHOUSE USE: 495 SF

GENERAL NOTES

REF. CIVIL DRAWINGS FOR:

- TREE PROTECTION
- PLANTING & IRRIGATION
- FURTHER INFORMATION INCLUDING GRADING & DRAINAGE AT NOTED AREAS
- FLATWORK FINISHES
- PAVEMENT SLEEVES

REF. CIVIL DRAWINGS FOR:

- EROSION CONTROL
- HORIZONTAL CONTROL
- PAVING SECTIONS & SUBGRADE PREPARATION
- GRADING & DRAINAGE
- UTILITIES & OFF-SITE SCOPE OF WORK

SITE LINE TYPE

---	SCOPE OF WORK
---	SITE PROPERTY LINE
---	PARKING DEMOLITION
---	FENCE-(EXISTING)
---	FENCE-(NEW)

STANDARD NOTATIONS: SECTION 146-45(3)(A)(18)

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.

2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER:

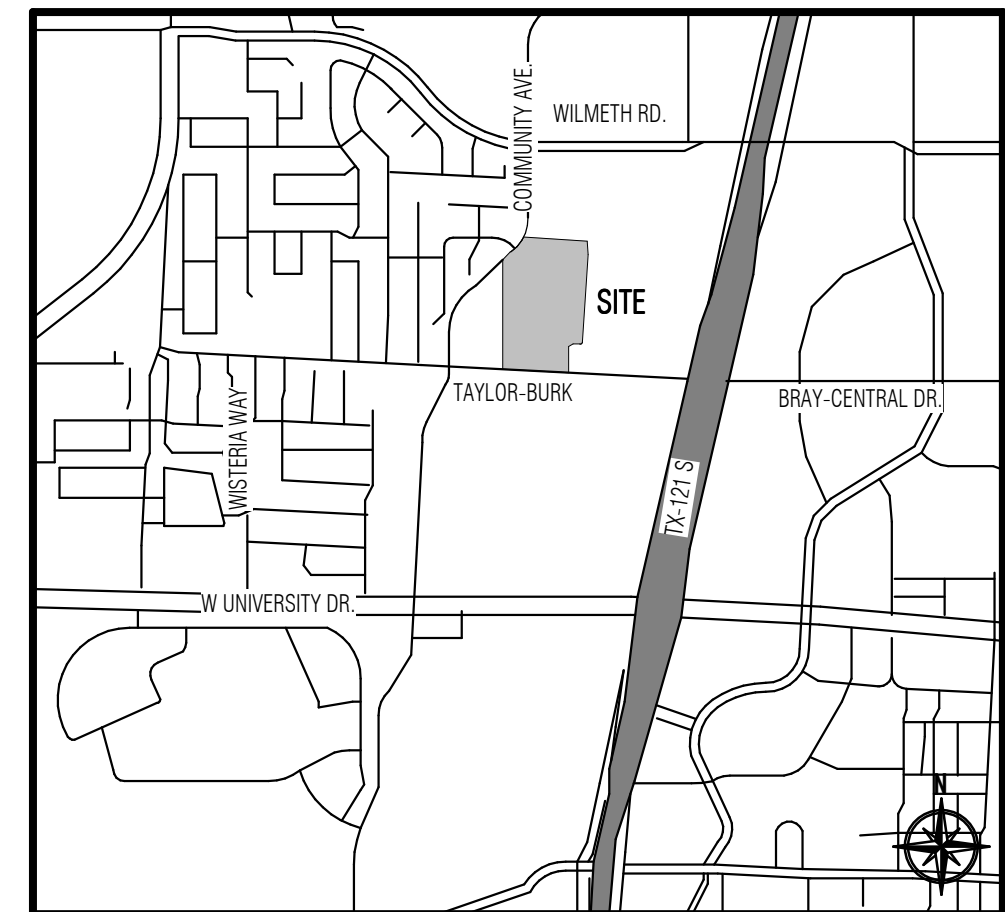
CITY OF MCKINNEY
PATRICIA JACKSON
FACILITIES CONSTRUCTION MANAGER
222 N. TENNESSEE STREET
MCKINNEY, TX 75069
972-547-7439

APPLICANT:

BRINKLEY SARGENT WIGINTON ARCHITECTS
5000 QUORUM DRIVE, SUITE 600
DALLAS, TX 75254
972-960-9970

SURVEYOR:

PACHECO KOCH
CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
972-235-3031



VICINITY MAP

HISTORY

#	DATE	DESCRIPTION

08/09/2016

SITE PLAN

21527.00
08/09/2016

A1.1

MCKINNEY
SUPPORT BUILDING

XXXX COMMUNITY AVE., MCKINNEY, TEXAS 75071

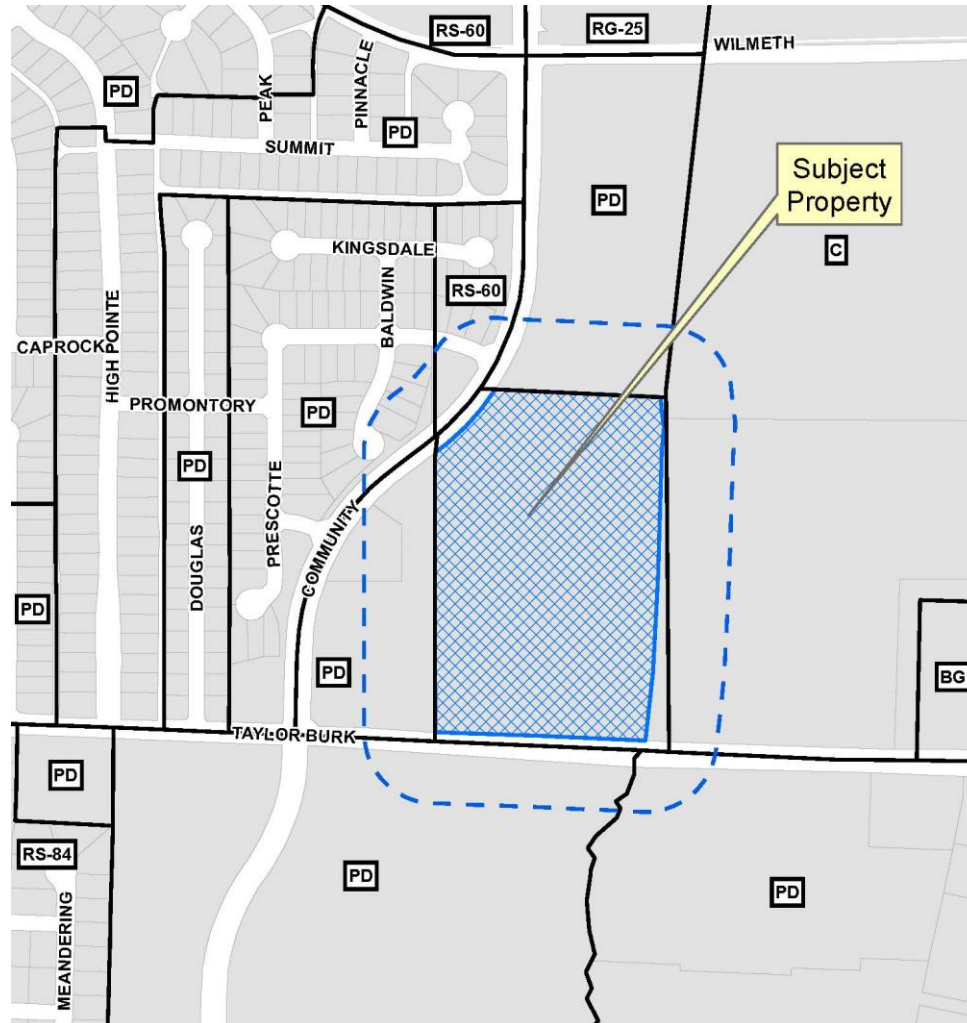
Architect: Brinkley Sargent Wiginton Architects (972) 960-9970
Civil/Landscape: Pacheco Koch (972) 235-3031
Structural: L.A. FUSS PARTNERS, INC. (214) 871-7010
MEP: MD Engineers (469) 467-0200
Technology: M-E Engineers (303) 421-6655

Public Safety Building
Site Plan
16-216SP

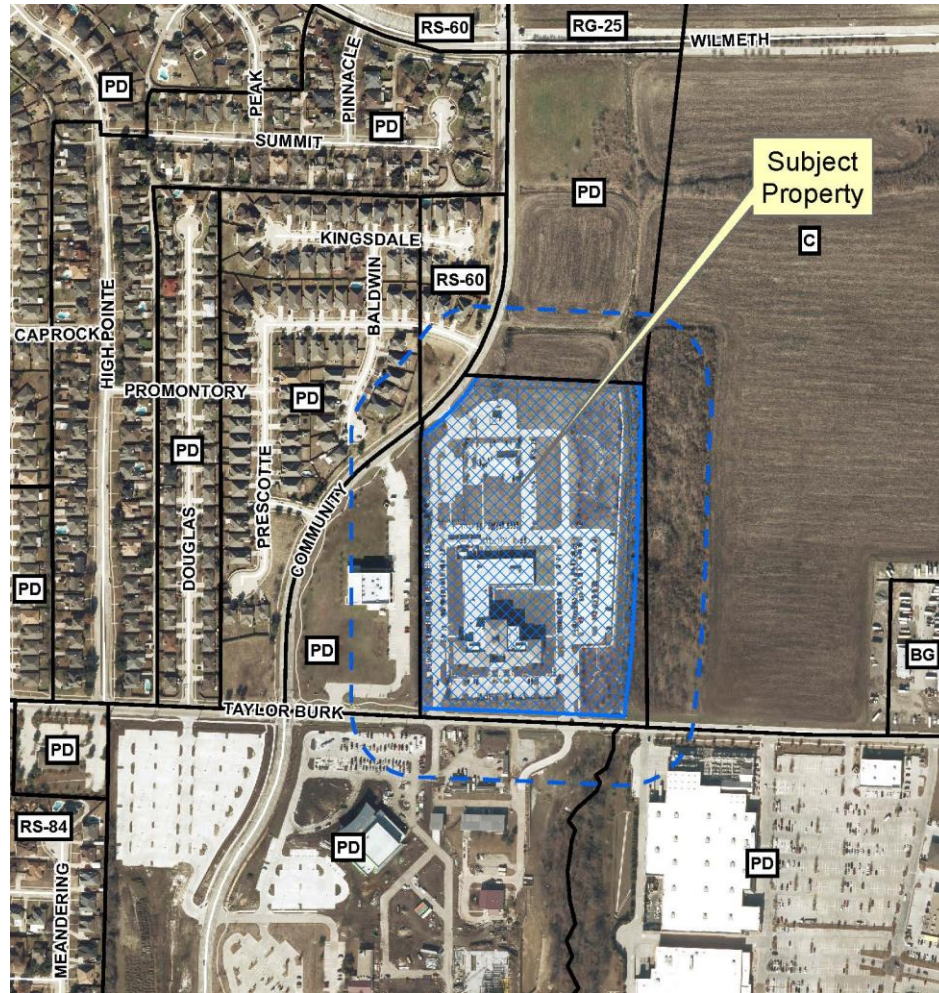


- MONEY MAGAZINE 2014 -

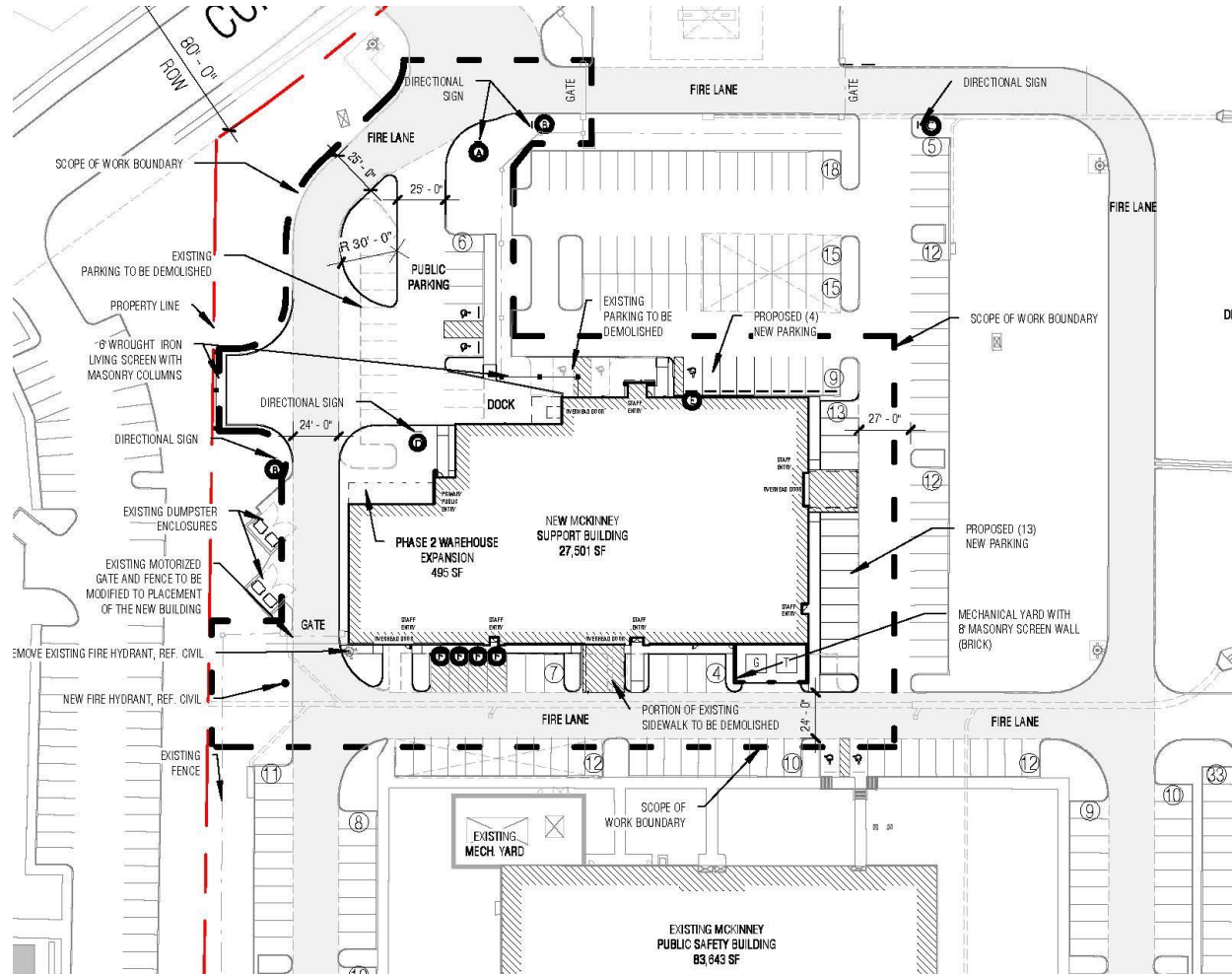
Location Map



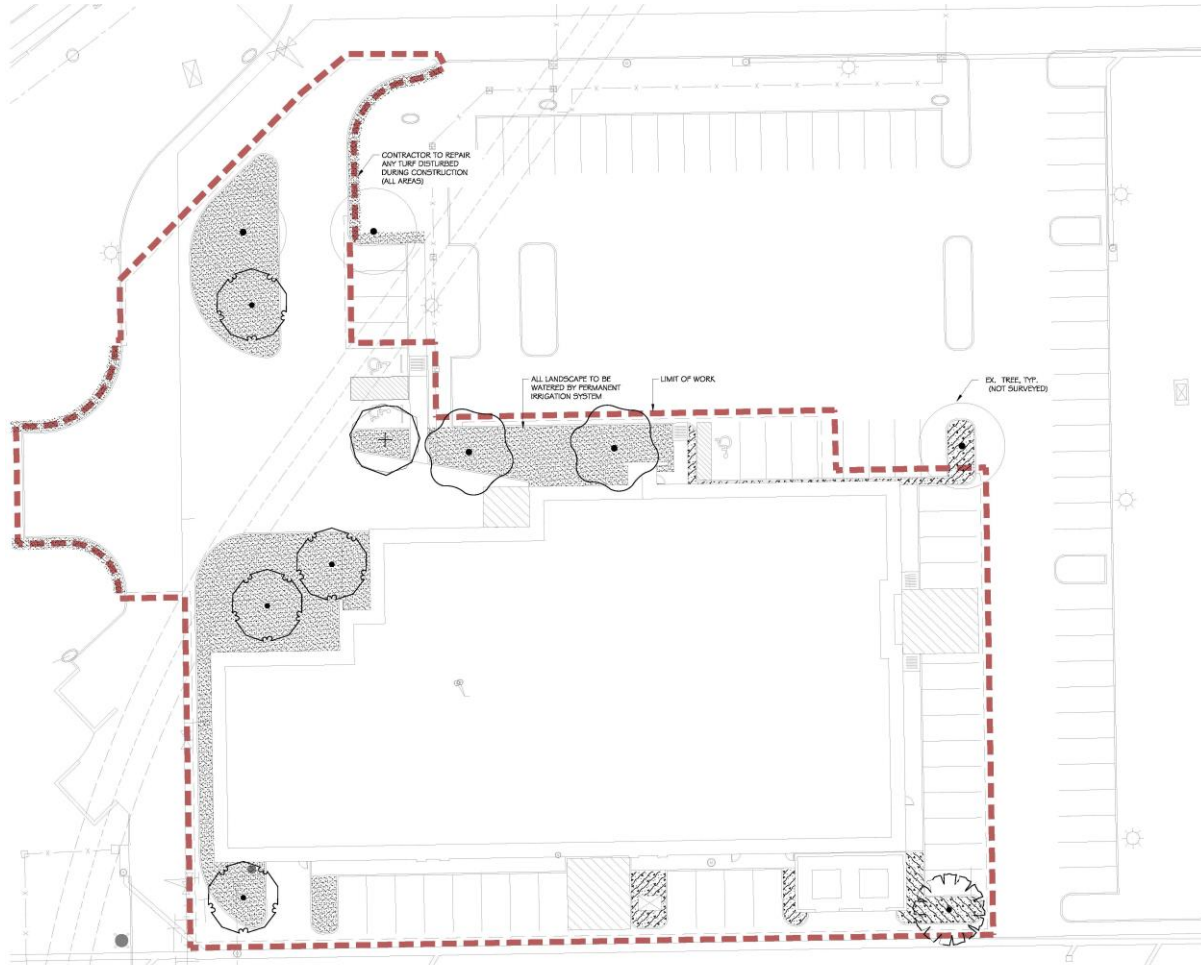
Aerial Exhibit



Proposed Site Plan



Proposed Landscape Plan





16-161SP

TITLE:

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Professional Office Condominiums (Golf Course Office West Addition), Located Approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 23, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Melissa Spiegel, Planner I

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 living plant screen (composed of Cleyera 42" at time of planting) to screen the heating and air conditioning equipment located on the north side of the northeastern most building.

Prior to issuance of a building permit:

2. The applicant revise the site plan to reflect the lot information on the approved preliminary-final replat (Case # 16-160PFR).
3. The applicant receive approval of the proposed Shared Parking Agreement.
4. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: 5/16/16 (Original Application)
6/17/16 (Revised Submittal)
7/1/16 (Revised Submittal)
8/1/16 (Revised Submittal)
8/4/16 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct 10 office buildings approximately 4,900 square feet each (West Ridge Office Condominiums) on 4.291 acres approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road.

Site plans can typically be approved by Staff; however, the applicant is requesting to utilize a living plant screen (composed of Cleyera 42" at time of planting) to screen the heating and air conditioning equipment located on the north side of the northeastern most building from Custer Road.

SUPPORTING MATERIALS:

[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)

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 Professional Office Condominiums (Golf Course Office West Addition), Located Approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road

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

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acres approximately 445 Feet North of Westridge Boulevard and on the West Side of Custer Road.

Site plans can typically be approved by Staff; however, the applicant is requesting to utilize a living plant screen (composed of Cleyera 42" at time of planting) to screen the heating and air conditioning equipment located on the north side of the northeastern most building from Custer Road. This request is detailed further below.

PLATTING STATUS: The subject property is currently record platted. A preliminary-final re-plat has been approved and a record plat of the subject property, 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	"C1" – Neighborhood Commercial District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 2001-07-081 (Private Club Uses)	West Ridge Golf Course
South	"PD" – Planned Development District Ordinance No. 2001-07-081 (Private Club Uses), and "PD" – Planned Development District Ordinance No. 2001-02-024 (Retail Uses)	Westridge Golf Course and Surfton Place Retail Center
East	"PD" – Planned Development District Ordinance No. 2003-02-015 (Golf Course Uses)	West Ridge Golf Course East
West	"PD" – Planned Development District Ordinance No. 2001-07-081 (Private Club Uses)	West Ridge Golf Course

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, Variable Width Right-of-Way, Principal Arterial

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), mechanical and heating and air conditioning equipment in non-residential, mixed-use, and multi-family uses shall be screened from view from the public right-of-way. The applicant is requesting to utilize a living plant screen (composed of Cleyera 42" at the time of planting) to screen the heating and air conditioning equipment. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance 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 living plant screen (composed of Cleyera 42" at the time of planting) proposed by the applicant is located on the north east corner of the northeastern most building. Staff is of the opinion that the proposed location for the living plant screen has been strategically placed to screen the heating and air conditioning equipment from the view of public right-of-way (Custer Road). As such, Staff has no objection to the applicant's request to use a living plant screen in the requested area on site.

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, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along Custer Road
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
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- Proposed Landscape Plan
- PowerPoint Presentation

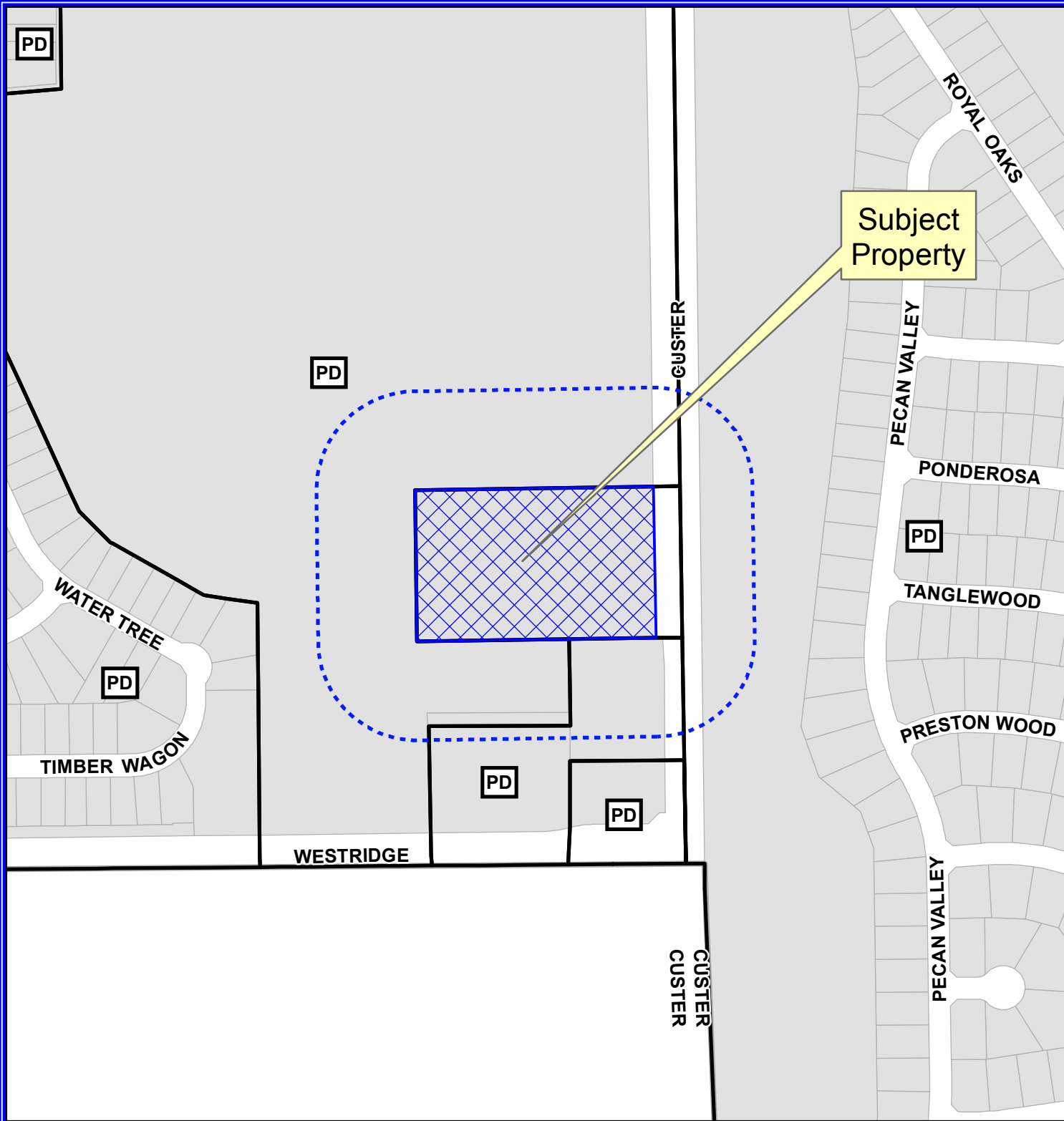
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- ☒ Approval of architectural building elevations, in accordance with Section 146-139 of the Zoning Ordinance.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of public improvement construction plans by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of an associated record plat or minor plat if the property is currently unplatted.
- ☒ Final location of fire hydrants be subject to review and approval by the Fire Marshal.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-11-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.

Prior to the issuance of a Certificate of Occupancy (C.O.):

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ The associated plat for the subject property be filed for record with the County Clerk.



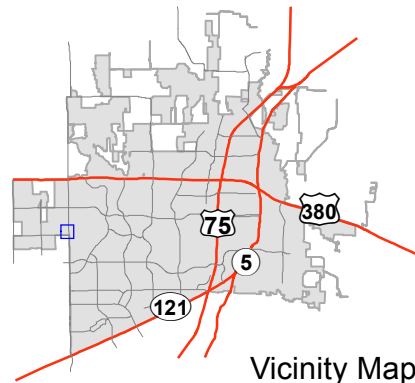
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Notification Map

Case: 16-161SP

--- 200' Buffer





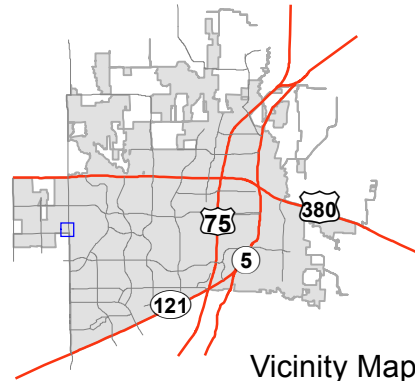
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Feet



Notification Map

Case: 16-161SP

--- 200' Buffer



August 3, 2016
WPS No: R0008110.00

Mr. Aaron Bloxham
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

Re: GOLF COURSE WEST OFFICE ADDITION-Site Plan
Lot 1R2, Block B
McKinney, Texas

Dear Mr. Bloxham:

Please accept this letter as evidence of the intent of Wridge Golf, LLC to request that site plan Case No. 16-161SP to be considered for the August 23, 2016 Planning & Zoning Commission meeting.

The subject property is located on the Northwest quadrant of Westridge Blvd and Custer Rd. This lot is located within the addition named Westridge Addition. The site consists of 4.291± acres of land with an existing C1 zoning. The site is intended to be used for professional offices. It will consist of 10 buildings of 4,900 square foot each.

The request is to screen the HVAC units, of the northeastern building, from the Right of Way by using live screening only. It is a concern that placing a 6 foot height wall behind the building will affect visibility from inside the building, since the base of the windows is 43" above the ground. The live screening will be 42 inches tall, which will completely screen HVAC units from the Right of Way, since the units are only 40 inches tall.

If you have any questions regarding the above items, or need any additional information, please call me at your convenience. We appreciate this opportunity to work with you.

Sincerely,



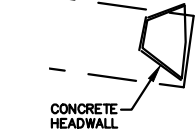
Hector M Leon, E.I.T.

RPP/mdl
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C:\USERS\H\LEON\APPDATA\LOCAL\TEMP\AC\BUBUSH_6692\0008110SP.DWG
© WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

ESMT.
17)

INAGE ESMT. NO. 1
'002-0017204)



NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
RPP	WTW	08-03-2016
		W NUMBER
		R0008110.00

PROJECT INFORMATION
GOLF COURSE WEST ADDITION
BLOCK B, LOT 1R2, GOLF COURSE WEST ADDITION
CITY OF MCKINNEY, TEXAS
F.M. ASHLOCK SURVEY, ABSTRACT NO. 6 AND
G.S. BACCUS SURVEY, ABSTRACT NO. 119
PROPOSED USE: OFFICE BUILDINGS

DEVELOPER
SHB DEVELOPMENT, LLC
P.O. BOX 175
SHREVEPORT, LOUISIANA 71161
LINO ANDREANI
DEVELOPER (214) 973-9111 PHONE

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P. POEUE, P.E. 84780 ON 08-03-2016. IT IS
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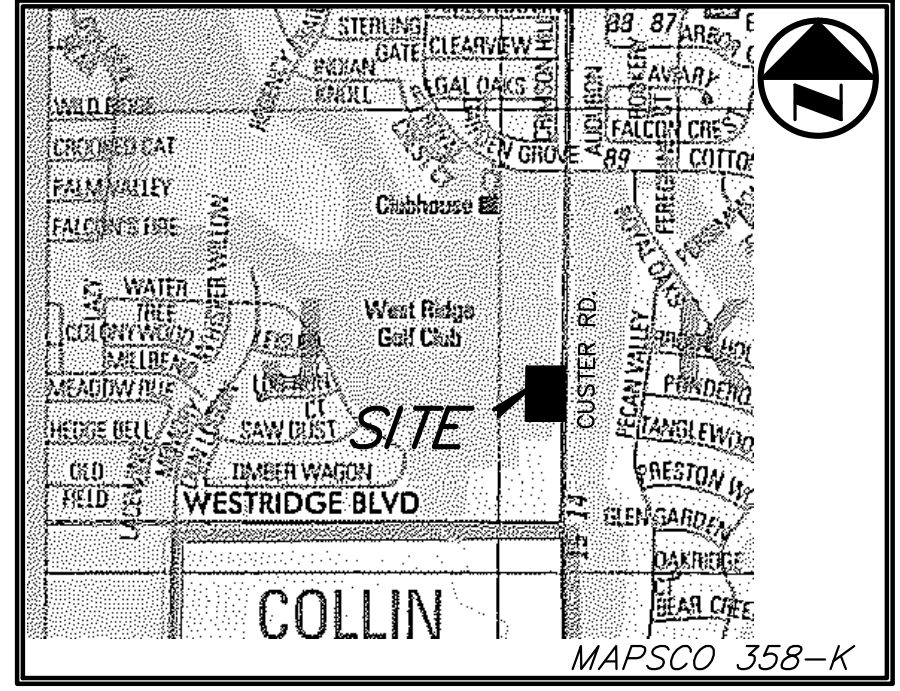
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Engineer: RANVALL P. POEUE, P.E.
P.E. No.: 84780
Date: 08-03-2016
POEUE
a division of Westwood

POEUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of **Westwood**
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 473-4640 PHONE
(888) 937-5150 TOLL FREE
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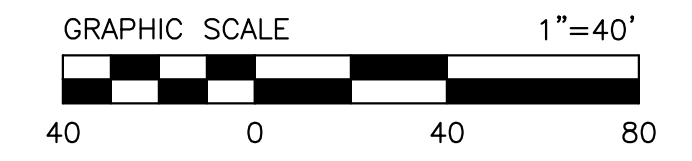
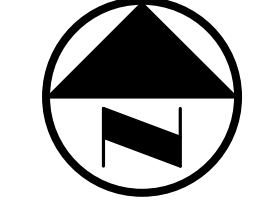
SITE PLAN
WEST RIDGE OFFICE CONDOMINIUMS
BLOCK B, LOT 2, GOLF COURSE WEST ADDITION
F.M. ASHLOCK SURVEY, ABSTRACT NO. 6
CITY OF MCKINNEY, TEXAS

SHEET
NO.
C1.01

DWG NO: 0008110SP.DWG



VICINITY MAP
NOT TO SCALE



LEGEND

- | | |
|--------|---|
| B. | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FH | FIRE HYDRANT |
| FDC | FIRE DEPARTMENT CONNECTION |
| CO | CLEAN OUT |
| MH | MANHOLE |
| GM | GAS METER |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| SIG | TRAFFIC SIGN |
| TELE | TELEPHONE BOX |
| TV | TV BOX |
| FP | FLAG POLE |
| L.A. | LANDSCAPE AREA |
| --- | PROPERTY LINE |
| --- | O.H. POWER LINES |
| --- | U/G TELEPHONE LINES |
| --- | U/G WATER LINE |
| --- | U/G GAS LINE |
| -x-x- | FENCE |
| (C.M.) | CONTROLLING MONUMENT |
| SIR | 5/8-INCH IRON ROD WITH
"FOGUE ENG & DEV" CAP SET |

PAVEMENT LEGEND

- | | |
|--|------------------------|
| | STANDARD PAVEMENT |
| | FIRE LANE PAVEMENT |
| | DUMPSTER PAD AND APRON |

SITE DATA SUMMARY TABLE

ITEM	LOT 1
ZONING	C-1
PROPOSED USE	OFFICE
LOT AREA (SF/ACRES)	186,921/4.291
BUILDING (SF)	49,000
BUILDING HEIGHT (FT)	1 STORY/18'
LOT COVERAGE (%)	26%
FLOOR AREA RATIO	0.26:1
PARKING REQUIRED	123 SPACES
HANDICAPPED PARKING REQUIRED	6 SPACES
PARKING PROVIDED	177 SPACES
HANDICAPPED PARKING PROVIDED	6 SPACES
IMPERVIOUS AREA (SF)	124,353

RECEIVED

By Planning Department at 8:26 am, Aug 04, 2016

**LOT 1 BLOCK B GOLF COURSE WEST
ADDITION OWNER:**
LARRY GALLOWAY
WRIDGE GOLF LLC
15615 BUTTERFISH PLACE
LAKEWOOD RANCH, FLORIDA 34202
(318) 423-6111 (PHONE)

BENCH MARK LIST:
BENCHMARK #1
FOUND CITY OF MCKINNEY MONUMENT NO. 13
ELEVATION = 727.84
BENCHMARK #2
SQUARE CUT ON TOP OF CURB LOCATED AT THE NORTHEAST CORNER
OF THE PARKING LOT NEAR THE SOUTHEAST CORNER OF THE SITE.
ELEVATION = 736.17

FRANCHISE UTILITY NOTES:
1. CITY OF MCKINNEY - (972) 547-7340
2. ENVIRONMENTAL MGR - (972) 547-7576 - MR. KYLE ODOM
3. STORM WATER SPECIALIST - (972) 547-7579
4. EROSION CONTROL INSP - (972) 547-7484
5. ONCOR ELECTRIC - (903) 868-9242 - MR. MARK BAILEY
6. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
7. TIME WARNER CABLE - (972) 742-5892
8. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

PROJECT LOCATION / DESCRIPTION:
ADDRESS
F.M. ASHLOCK SURVEY, ABSTRACT NO. 6 AND G.S.
BACCUS SURVEY, ABSTRACT NO. 119
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 1R2, BLOCK B, GOLF COURSE WEST ADDITION

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO
BACK OF CURB, UNLESS OTHERWISE NOTED.

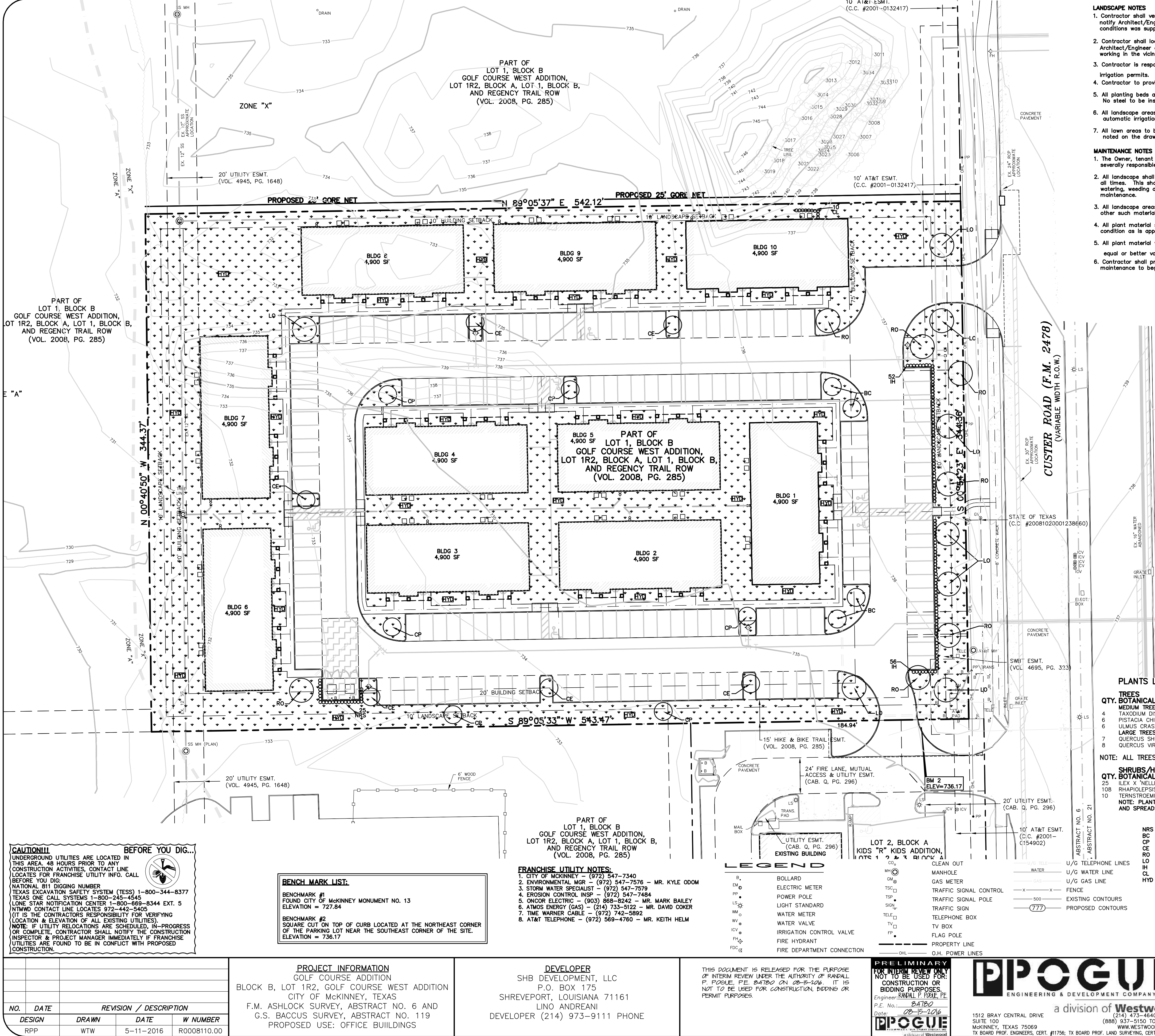
CAUTION!!! BEFORE YOU DIG...
UNDERGROUND UTILITIES ARE LOCATED IN
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LOCATES FOR FRANCHISE UTILITY INFO. CALL
BEFORE YOU DIG:
NATIONAL 811 DIGGING NUMBER
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
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LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
NTHWD CONTACT LINE LOCATES 972-442-5405
(IT IS THE CONTRACTORS RESPONSIBILITY FOR VERIFYING
LOCATION & ELEVATION OF ALL EXISTING UTILITIES).
NOTE: IF UTILITY RELOCATIONS ARE SCHEDULED, IN-PROGRESS
OR COMPLETE, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION
INSPECTOR & PROJECT MANAGER IMMEDIATELY IF FRANCHISE
UTILITIES ARE FOUND TO BE IN CONFLICT WITH PROPOSED
CONSTRUCTION.

CITY OF MCKINNEY SITE PLAN NOTES:
1. THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, 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.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE
SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58
LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

WATER METER SCHEDULE:

PHASING	ID	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEWER
PROPOSED	1	BACK OF BLDG	DOMESTIC	2"	1	8"
PROPOSED	2	BACK OF BLDG	IRRIGATION	2"	1	N.A.

HMLEON 08/17/2016 - 9:32AM
N:\0008110\DWG\CIVIL\00081101.DWG
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LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect/Engineer of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect/Engineer of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system.
- All lawn areas to be Hydromulch Bermuda grass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

HYDROMULCH NOTES

All lawn areas to be Hydromulch Bermuda grass, unless noted otherwise on drawings.

Contractor shall scarify, rip, and loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.

Bermuda grass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.

Fiber: Shall be one hundred percent (100%) Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conweb" or equal.

Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Growers, Inc., or equal.

Hydromulch with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.

Use a 4' x 8' batter board against all bed areas.

If installation occurs between September 1 and April 1, all hydromulch areas to be permanent perennial rye grass at a rate of four (4) pounds per one thousand (1000) square feet. Contractor to provide an alternate bid for bermuda grass species, 419 tif, solid sod in lieu of hydromulch.

All lawn areas to be hydromulched shall have one hundred percent (100%) coverage prior to final acceptance. City of McKinney requires 100% established coverage prior to Certificate of Occupancy.

Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.

Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

WATER RESTRICTION NOTICE:

Contractor to verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch (City of McKinney does not allow hydromulch in Stage 3 and 4 water restrictions), approved alternative for grassing must be installed.

SITE LANDSCAPE REQUIREMENTS

Site Area =	186,921 SF	
Street Frontage =	344.36 LF	Custer Road (F.M. 2478)
Total Street Frontage =	344.36	
Residential Adjacency =	- LF	
Parking Spaces Provided =	178 Spaces	
Required Street Yard (15%) =	1,033 SF	
Provided Street Yard =	3,444 SF	
Required Site Living Landscape (10%) =	18,692 SF	
Provided Site Living Landscape =	62,568 SF	
Required Street Trees (1/40 LF) =	9	
Provided Street Trees =	9	Custer Road (F.M. 2478)
Total Provided Street Trees =	9	
Interior Parking Lot Trees Required (1/10 spaces) =	18	
Interior Parking Lot Trees Provided =	22	
Parking Lot Screening Requirements (75% of head in parking) =	108.38 LF	Custer Road (F.M. 2478)
Parking Lot Screening Provided =	179 LF	
% Check between Required and Provided =	165%	

PLANTS LIST

QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
TREES						
MEDIUM TREES - (HEIGHT = 50-60 FT, WIDTH = 30-40 FT)						
4	TAXODIUM DISTICHUM	BALD CYPRESS		4" CAL	B&S, 15' HT., 5' SPREAD MIN.	01/L1.02
6	PISTACIA CHINENSIS	CHINESE PISTACHIO		4" CAL	B&S, 15' HT., 5' SPREAD MIN.	01/L1.02
6	ULMUS CRASSIFOLIA	CEDAR ELM		4" CAL	B&S, 12' HT., 5' SPREAD MIN.	01/L1.02
LARGE TREES - (HEIGHT = 70-80 FT, WIDTH = 50-70 FT)						
7	QUERCUS SHUMARDII	SHUMARD RED OAK		4" CAL	B&S, 15' HT., 5' SPREAD MIN.	01/L1.02
8	QUERCUS VIRGINIANA	LIVE OAK	E	4" CAL	B&S, 15' HT., 5' SPREAD MIN.	01/L1.02
SHRUBS/HEDGES						
NRS ILEX X NELLIE R. STEVENS' NELLIE R. STEVENS, HOLLY						
25				7 GAL	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02
108	RHAPLOLEPIS INDICA, BALERINA	INDIAN HAWTHORN, PINK		5 GAL	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02
10	TERNSTROEMIA JAPONICA	CLEYERA		3 GAL	42" HT. AT PLANTING	02-04/L1.02
PLANT LEGEND						
NRS	NELLIE R. STEVENS, HOLLY					
BC	BALD CYPRESS					
CP	CHINESE PISTACHIO					
CE	CEDAR ELM					
RO	SHUMARD RED OAK					
LO	LIVE OAK					
IH	INDIAN HAWTHORN, PINK					
CL	CLEYERA					
HYD	HYDROMULCH					

LEGEND

BL	BOLLARD	CO	CLEAN OUT	U/G TELEPHONE LINES
EM	ELECTRIC METER	MANHOLE		U/G WATER LINE
PP	POWER POLE	GAS METER		U/G GAS LINE
LS	LIGHT STANDARD	TRAFFIC SIGNAL CONTROL		
WM	WATER METER	TRAFFIC SIGNAL POLE		
WV	WATER VALVE	TRAFFIC SIGN		
ICV	IRRIGATION CONTROL VALVE	TELEPHONE BOX		
FP	FIRE HYDRANT	TV BOX		
FD	FIRE DEPARTMENT CONNECTION	FLAG POLE		
		PROPERTY LINE		
		O.H. POWER LINES		

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- AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

PROJECT INFORMATION

GOLF COURSE ADDITION
BLOCK B, LOT 1R2, GOLF COURSE WEST ADDITION
CITY OF MCKINNEY, TEXAS
F.M. ASHLOCK SURVEY, ABSTRACT NO. 6 AND
G.S. BACCUS SURVEY, ABSTRACT NO. 119
PROPOSED USE: OFFICE BUILDINGS

DEVELOPER

SHB DEVELOPMENT, LLC
P.O. BOX 175
SHREVEPORT, LOUISIANA 71161
LINO ANDREANI
DEVELOPER (214) 973-9111 PHONE

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Engineer: RANDALL P. POE, P.E.
P.E. NO. 84780
Date: 08-15-2016

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LANDSCAPE PLAN

WEST RIDGE OFFICE CONDOMINIUMS
BLOCK B, LOT 2, GOLF COURSE WEST ADDITION
F.M. ASHLOCK SURVEY, ABSTRACT NO. 6
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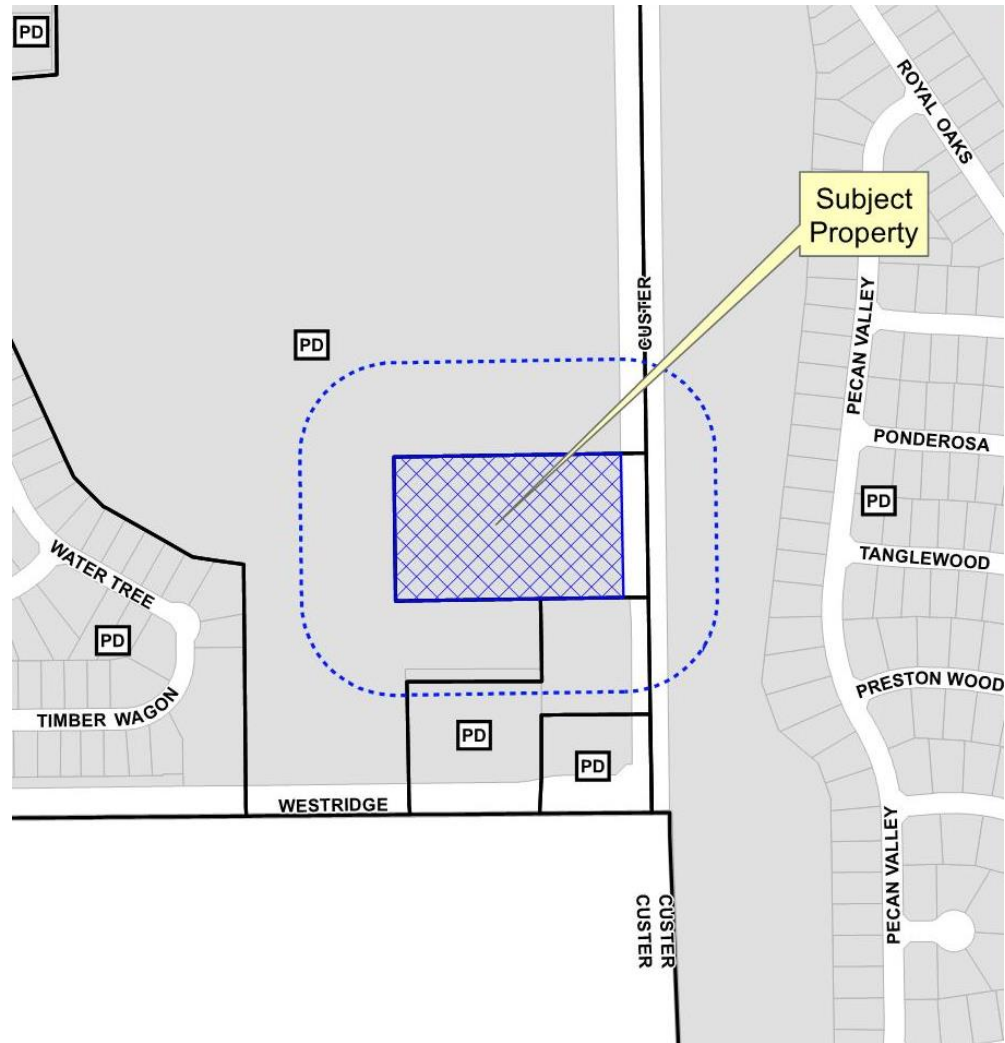
DWG NO: 00081101.DWG

Golf Course West Addition
Site Plan
16-161SP



- MONEY MAGAZINE 2014 -

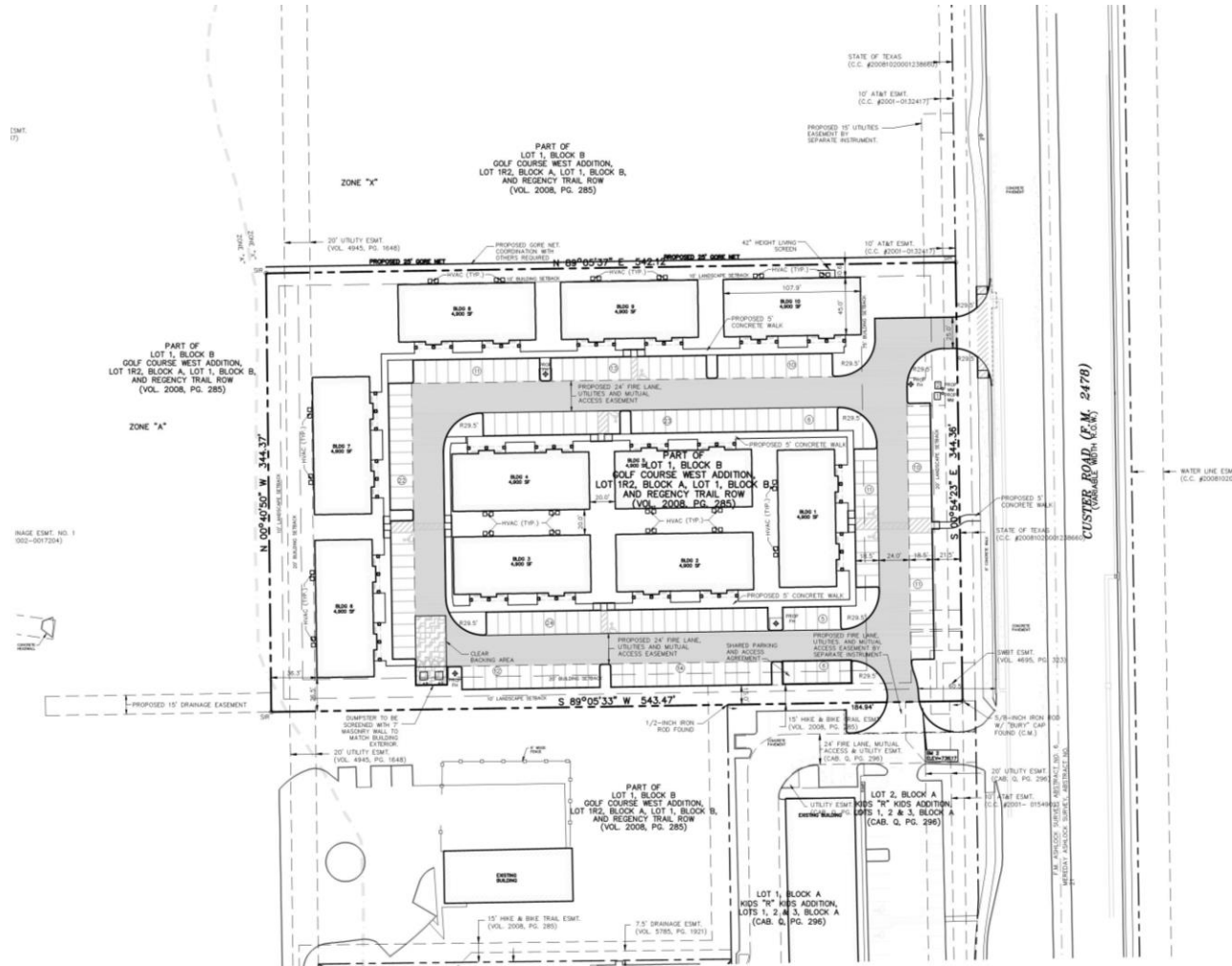
Location Map



Aerial Exhibit



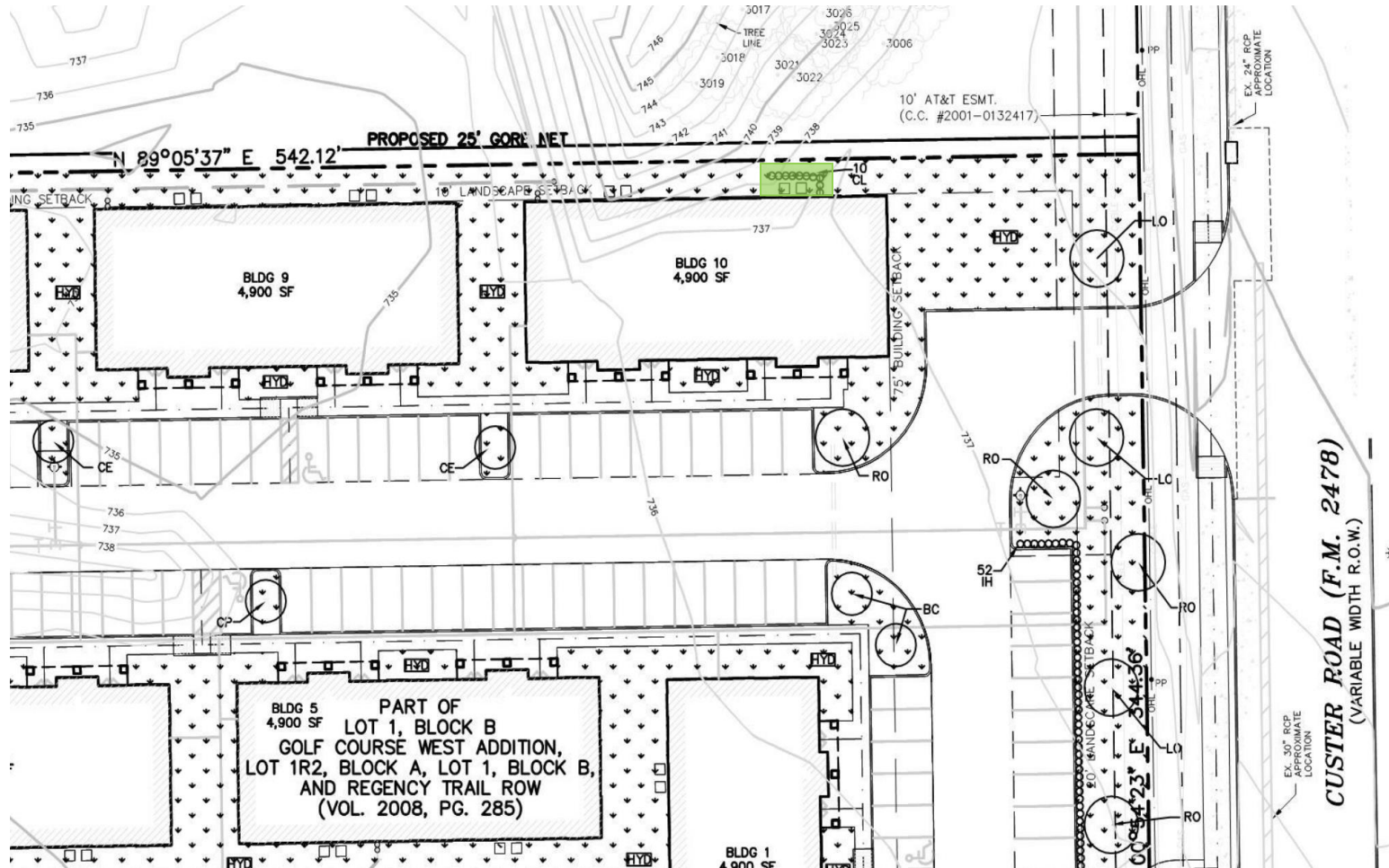
Proposed Site Plan



CAUTION! INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

BEFORE YOU DIG.

Proposed Screening





16-081PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 17R, 18 and 19, Block A, of the Village Park Phase 1A Addition, Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 23, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Director of Planning

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant shall revise the plat to provide the title of the representatives signing on behalf of the owning entities located in the signature block.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 14, 2016 (Original Application)
March 28, 2016 (Revised Submittal)
March 31, 2016 (Revised Submittal)
August 3, 2016 (Revised Submittal)
August 5, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide an existing lot (approximately 3.037 acres) into 3 lots for commercial uses.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed-Preliminary Final Replat](#)

[Powerpoint Presentation](#)

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brian Lockley, AICP, Director of Planning

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary Final Replat for Lots 17R, 18 and 19, Block A, of the Village Park Phase 1A Addition, Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive

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ITEM SUMMARY: The applicant is proposing to subdivide an existing lot (approximately 3.037 acres) into 3 lots for commercial uses.

PLATTING STATUS: The subject property is currently platted as Lot 17 of the Village Park Subdivision.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
----------	---------------------------------------	-------------------

Subject Property	“C1” – Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses)	Village Park Subdivision
South	“PD” – Planned Development District Ordinance No. 2006-02-010 (Commercial Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No 2000-09-066 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses)	Village Park Subdivision

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Width Right-of-Way, Greenway Arterial

Lake Forest Drive, 120' Width Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Lake Forest Drive

Hike and Bike Trails: 10' Hike and Bike Trail required along Collin McKinney Parkway

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.

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 opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary Final Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to issuance of a permit:

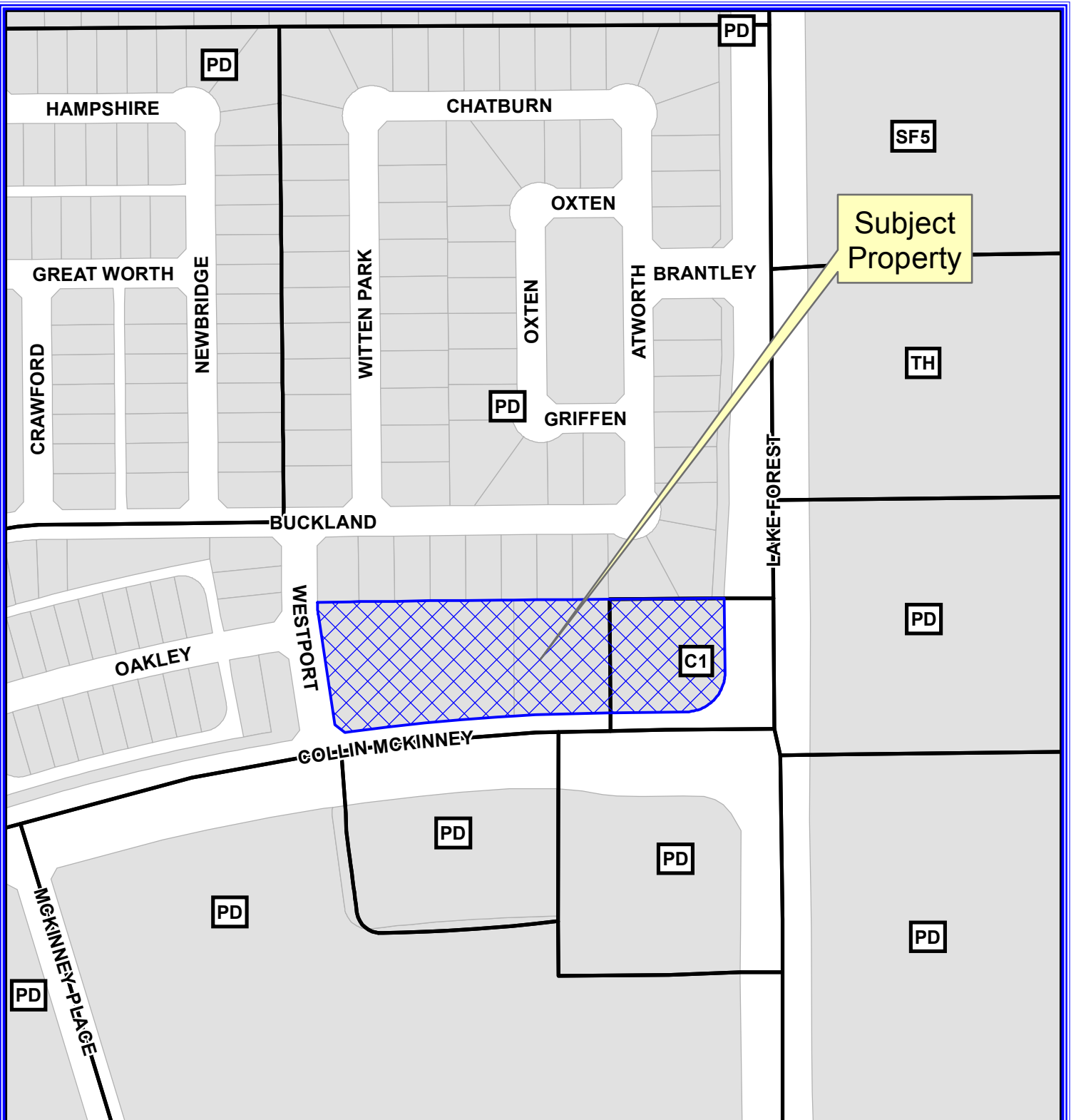
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☐ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☐ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☐ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.

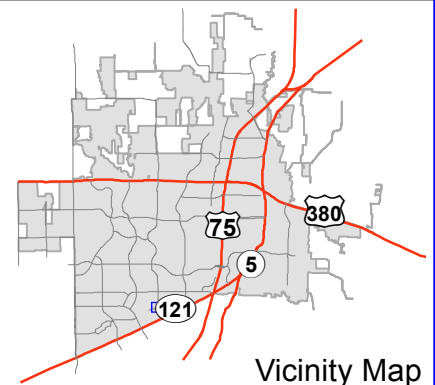


0 130 260 Feet



Location Map

Case: 16-081PFR



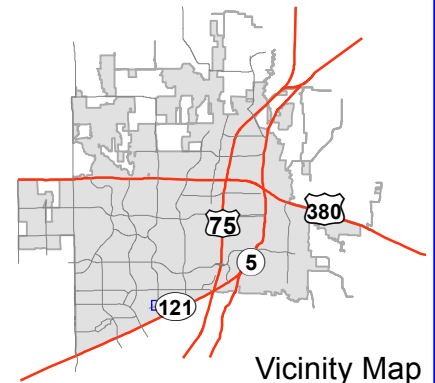


0 130 260
Feet



Location Map

Case: 16-081PFR



Kirkman Engineering
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
817.488.4960



March 14, 2016

Ms. Kathy Wright
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

RE: Victory @ Lake Forest Re-Plat Application

Dear Ms. Wright,

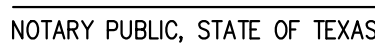
On behalf of the owner and developer of portion of Lot 17, Block A, Village Park Phase 1A, being 3.04 acres along Collin McKinney Parkway in McKinney, Texas, I would like to submit a Preliminary-Final Re-Plat Application. The intent of the replat is to subdivide Lot 17 into three separate lots. One of the proposed subdivided lots is to be developed and shall contain a 7,500 SF proposed single-story structure. The use of the building is intended for Retail/Medical Office. The site is currently zoned 'C1'.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,



Jonathan Schindler, P.E.



NOTARY PUBLIC, STATE OF TEXAS

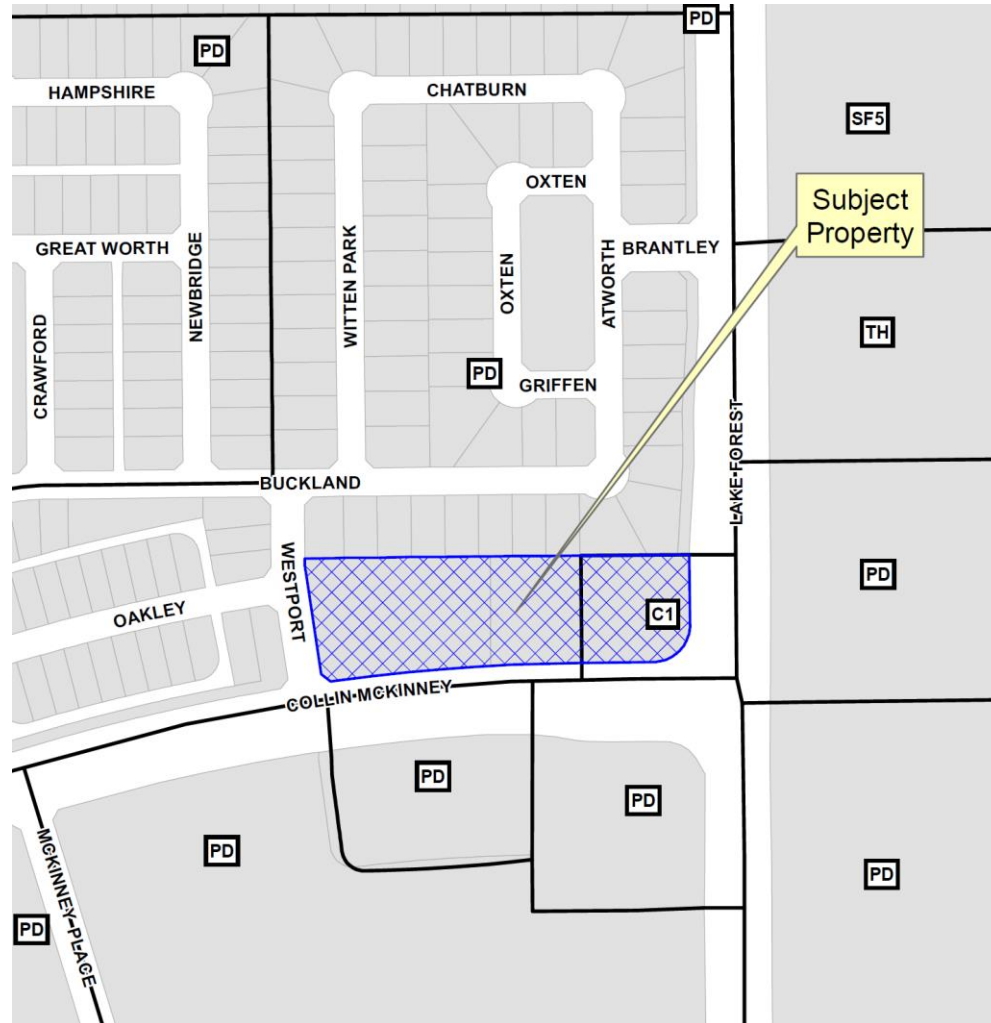
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C10	3568.97'	6°33'59"	409.02'	S85°16'53"W	408.80'
C11	3578.97'	6°39'59"	416.41'	N85°14'00"E	416.18'
C12	30.00'	47°06'34"	24.67'	N66°29'15"E	23.98'
C13	3560.00'	7°10'36"	445.92'	S85°43'57"W	445.63'
C14	120.00'	8°00'15"	16.76'	N04°34'43"W	16.75'
C15	66.00'	89°54'15"	103.56'	S44°22'19"W	93.26'
C16	3560.00'	2°33'17"	158.74'	S88°02'36"W	158.73'

Village Park PH 1A
Addition
Preliminary Final Replat
16-081PFR



- MONEY MAGAZINE 2014 -

Location Map



Aerial Exhibit



