## Agenda

Planning \& Zoning Commission

## 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

## PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

## 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.

## MINUTES

20-0210 $\quad$| Minutes of the Planning and Zoning Commission Regular |
| :--- |
| Meeting of February 11, 2020 |

Attachments: Minutes

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERMENT CODE CHAPTER 212

The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

| 19-0126PF | Consider/Discuss/Act on a Preliminary-Final Plat for |  |
| :---: | :---: | :---: |
|  | 1R-4R, CA5 \& CA6, Block A of McKinney Logistics |  |
|  | Addition, Located Approximately 550 Feet South of |  |
|  | and on the West Side of State Highway 5 (McDon |  |
|  | Attachments: | Standard Conditions Checklist |
|  |  | Location Map and Aerial Exhibit |
|  |  | Letter of Intent |
|  |  | Proposed Preliminary-Final Plat |

20-0008PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-7, Block B of Encore Wire Service Center Addition, Located on the Northwest Corner of Airport Drive and Elm Street

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Preliminary-Final Plat
Conditions of Approval Summary

20-0014CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1R-A and 1R-B Block A of Headington Heights Addition, Located on the Northwest Corner of US Highway 380 (University Drive) and Hardin Boulevard
Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat
Conditions of Approval Summary

## END OF CONSENT AGENDA

## REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

19-0098SP
Conduct a Public Hearing to Consider/Discuss/Act on a

## Variance to a Site Plan for Encore Wire, Located at the Northwest Corner of Airport Drive and Elm Street

## Attachments: Standard Conditions Checklist <br> Location Map and Aerial Exhibit

Letter of Intent

## Proposed Site Plan

Proposed Landscape Plan
Proposed Facade Plan
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 21st day of February, 2020 at or before 5:00 p.m.

Empress Drane, City Secretary Lisa Sewell, Deputy City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at http://www.mckinneytexas.org/ada.

TITLE: Minutes of the Planning and Zoning Commission Regular Meeting of February 11, 2020

## SUPPORTING MATERIALS:

Minutes

## PLANNING AND ZONING COMMISSION FEBRUARY 11, 2020

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, February 11, 2020 at 6:00 p.m.

City Council Present: Mayor George C. Fuller and Rick Franklin
Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, Cam McCall, and Bry Taylor. Alternate Scott Woodruff was in attendance; however, he did not participate in the meeting.

Staff Present: Assistant City Manager Kim Flom, Director of Planning Jennifer Arnold, Planner Joseph Moss, and Administrative Assistant Terri Ramey

There were six guests present.
Chairman Cox called the meeting to order at 6:08 p.m. after determining a quorum was present.

Chairman Cox Called for public comments on non-public hearing agenda items. There were none.

The Commission unanimously approved the motion by Commission Member Taylor, seconded by Commission Member Haeckler, to approve the following two Consent items, with a vote of 7-0-0.

20-0137 Minutes of the Joint Meeting of the McKinney City Council and Planning \& Zoning Commission of January 28, 2020.

20-0138 Minutes of the Planning \& Zoning Commission Regular Meeting of January 28, 2020.

## END OF CONSENT AGENDA

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

19-0090SP Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Recioto Montessori School, Located at the Northeast Corner of Stacy Road and Recioto Drive. Mr. Joe Moss, Planner I of the City of

McKinney, explained the proposed site plan and variance request. He discussed the surround properties. Mr. Moss stated that the subject property has an unusual size and shape and has some limitations given the existing access points. He stated that Staff was in support of the variance request that reduces the landscape buffer from 20 feet down to 18 feet along the frontage. Mr. Moss offered to answer questions. There were none. Mr. Casey Gregory, The Sanchez Group, 2000 N. McDonald Street, McKinney, TX, concurred with the Staff Report and 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 Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the site plan and variance request as recommended by Staff, with a vote of 7-0-0.

19-0010SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Convenience Store with Motor Vehicle Fuel Sales (7-Eleven), Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway. Mr. Joe Moss, Planner I of the City of McKinney, explained the proposed specific use permit request. He stated that the applicant was requesting a specific use permit to allow for motor vehicle fuel sales. Mr. Moss stated that the proposed layout has six fuel pumps and a 4,000 square foot retail store. He stated that the subject property borders commercial properties on three of the four corners of this intersection. Mr. Moss stated that there are single-family residents to the north. He discussed some of the proposed landscaping and screening. Mr. Moss stated that Staff feels that the proposed use and development were not in conflict with the Commercial Center placetype designated in the Comprehensive Plan. He stated that Staff recommends approval of the proposed special use permit and offered to answer questions. Chairman Cox asked if there were any plans to grade the property. Mr.

Moss did not have that information and suggested that the applicant might be able to answer the question. Mr. Derek Williams, 1025 Preston Road, Plano, TX, stated that they had looked into cutting it down to about eight feet in that area. He concurred with the Staff Report. ViceChairman Mantzey questioned if they might ask to expand the number of fuel pumps from six to eight at a later time. Mr. Williams stated that they run a report that looks at traffic patterns and usage to determine the number of fuel pumps. He didn't know if in the future the report might show that the site needed more fuel pumps or not. Mr. Williams discussed the extra work and expense of adding fuel pumps to the site at a later time. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed special use permit 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 March 3, 2020.

## END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:20 p.m.

## 19-0126PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R-4R, CA5 \& CA6, Block A of McKinney Logistics Center Addition, Located Approximately 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street)

COUNCIL GOAL: Direction for Strategic and Economic Growth (1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 25, 2020
DEPARTMENT: Development Services - Planning Department
CONTACT: Kaitlin Gibbon, Planner I Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: July 16, 2019 (Original Application) December 31, 2019 (Revised Submittal) February 3, 2020 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following conditions:

1. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

ITEM SUMMARY: The subject property is currently conveyance platted. The applicant is proposing to plat 4 lots and 2 common areas for industrial uses.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

## SUPPORTING MATERIALS:

Standard Conditions Checklist
Location Map and Aerial Exhibit

## Letter of Intent

Proposed Preliminary-Final Plat

## Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below shall be satisfied by the applicant, prior to issuance of a permit:
$\boxtimes \quad$ 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.
$\boxtimes \quad$ 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.
$\boxtimes \quad$ 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.
$\boxtimes \quad$ 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 shall be satisfied by the applicant, prior to filing a record plat for record:
$\boxtimes \quad$ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
$\boxtimes \quad$ The applicant provide any additional easements as determined necessary by the City Engineer.
$\boxtimes \quad$ Approval of any necessary annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and it 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.)
$\boxtimes \quad$ The applicant satisfy all applicable 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.
$\boxtimes \quad$ Payment of any applicable 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:

$\boxtimes \quad$ 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.


Location Map
PLAT2019-0126

470
940 Feet


## Location Map

PLAT2019-0126


Unique by mature

July 9, 2019

City of McKinney
Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

## RE: Letter of Intent - McKinney Logistics Center Preliminary-Final Plat (R-6284-000-0030-1)

To Whom It May Concern,
Please accept this correspondence as the formal Letter of Intent for the submittal of a preliminary-final plat for McKinney Logistics Center. The preliminary-final plat consists of six lots totaling 65.326 acres located in the Tola Dunn Survey, Abstract No. 284 and owned by CORE5 Industrial Partners. The site is generally located west of State Highway No 5, south of Bloomdale Road, north of Wilmeth Road, and east of Shawnee Drive. Existing land uses surrounding the site include single family residential east of State Highway No 5, light industrial and undeveloped property to the south, undeveloped property to the north, and light industrial and institutional uses to the west.

This property was rezoned from "AG" to "LI" under zoning case $18-0085 \mathrm{Z}$ that was passed by the City Council in the September $4^{\text {th }}, 2018$ regular meeting. A site plan is currently under review (SITE2019-0030) that contemplates the development of four industrial warehouse buildings on the property.

If you have any questions or need additional information regarding this preliminary-final plat, please do not hesitate to contact our office at 817-329-4373. Thank you for your attention on this matter.

Sincerely,
Goodwin \& Marshall, Inc.


Ryan Spears, P.E.


Name: indod boole




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SURVEYOR'S CERTIFICATE






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## PRELIMINARY - FINAL PLAT

McKINNEY LOGISTICS CENTER
LOTS 1R-4R, 5X \& 6X, BLOCK A
OF MCKINNEY LOGISTICS CENTER, RECORDED
T No. 20191002010004240 , D.R.C.C.T.
65.326ACRES
SITUATED IN THE

TOLA DUNN



20-0008PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-7, Block B of Encore Wire Service Center Addition, Located on the Northwest Corner of Airport Drive and Elm Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 25, 2020
DEPARTMENT: Development Services - Planning Department
CONTACT: Kaitlin Gibbon, Planner I
Jennifer Arnold, AICP, Director of Planning
APPLICATION SUBMITTAL DATE: January 13, 2020 (Original Application) February 13, 2020 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 107.76 acres into 7 lots for industrial uses

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

## SUPPORTING MATERIALS: <br> Standard Conditions Checklist

Location Map and Aerial Exhibit Letter of Intent
Proposed Preliminary-Final Plat
Conditions of Approval Summary



## Planning Department

 CITY OF MCKINNEY 221 N. Tennessee St. McKinney, TX 75069Re: PRELIMINARY-FINAL PLAT ENCORE WIRE SERVICE CENTER McKinney, Texas 75070

To Whom It May Concern:
Please accept this letter as evidence of the intent of the applicant to submit a preliminary-final plat for an industrial development, described in more detail below.

The subject property is located at the northwest corner of the intersection of Elm Street and Airport Drive. The property is currently unplatted and consists of 107.76 acres of land.

The name of the proposed subdivision will be Encore Wire Service Center Addition. There will be four proposed lots. The proposed development will occur on Lots 1 and 3 . Right-of-way will be dedicated for a proposed re-alignment of Elm Street. The existing Elm Street south of the property is planned to be abandoned.

The preliminary-final plat request applicant is Westwood Professional Services. Representative Arlin W. Samuelson can be reached at (972) 265-4860.

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,


ArlynW. Samuelson, P.E.

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## ENCORE WIRE SERVICE CENTER ADDITION LOTS 1.7, BLOCK B

addition to the city of mckinney, texas
AND BEING OUT OF THE
G.A. WILSON SURVEY, ABSTRACT No. 1000 AND
MARY STANDIFER SURVEY ABSTRACT No 811 colin county, tex

## Westwood

## 



## PLANNING DEPARTMENT: CONDITIONS OF APPROVAL

PRELIMINARY-FINAL PLAT (Sec. 142-74)

| Not | Item Description |
| :--- | :--- |
| Met |  |


| $X$ | Sec. 142-74 (a) Site Plan has been approved (for non-residential and multi-family residential projects) |
| :--- | :--- |
| $X$ | Sec. $142-74$ (b) (7) A |

X Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

| ENGINEERING DEPARTMENT PLAT SUMMARY |  |  |
| :---: | :---: | :---: |
| Not Met | Item Description |  |
| 区 | SUB 142－6 | Improvements Required：All improvements required by the subdivision ordinance，comprehensive plan，or as determined by the Director c Engineering，shall be constructed by the developer and accepted by the City prior to filing an associated plat． |
| 区 | Sec．130－266（1）d． | Erosion hazard setbacks |
| 区 | ORD．142－74（b）4 | New features inside subdivision．The following new features inside the subdivision shall be identified： <br> a．The boundary line，accurate in scale，of the tract to be subdivided，with accurate distances and bearings indicated； <br> b．The layout，designations，names and widths of any and all proposed streets，alleys and easements； |

CONDITIONS OF APPROVAL SUMMARY - FIRE

| Met | Not <br> Met | Item Description |
| :---: | :---: | :--- |
| $\boxtimes$ | $\square$ | CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations |
| $\boxtimes$ | $\square$ | CoM Fire Ordinance 503.2.1 Platted fire lane and mutual access easement widths shall match <br> approved site plan |
| $\square$ | $\boxed{l\|l\|}$CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width <br> and are shown on a curve table |  |
| $\boxtimes$ | $\square$ | CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for <br> each building, structure and subdivision. |



## 20-0014CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1R-A and 1R-B Block A of Headington Heights Addition, Located on the Northwest Corner of US Highway 380 (University Drive) and Hardin Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 25, 2020
DEPARTMENT: Development Services, Planning Department
CONTACT: Kaitlin Gibbon, Planner I
Jennifer Arnold, AICP, Director of Planning
STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final approval and/or filing of the plat for record.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance.

ITEM SUMMARY: The applicant is proposing to replat 1 lot into 2 lots, for commercial uses.

The approval of the conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

Because Conveyance Plats are not for development purposes, a standard conditions checklist is not required.

APPLICATION SUBMITTAL DATE: February 3, 2020 (Original Application)
APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

## SUPPORTING MATERIALS:

Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat
Conditions of Approval Summary


Location Map
PLAT2020-0014


DISCLAIMER: This map and information contained in it were developed exclusively for use
by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.


Location Map PLAT2020-0014

$80 \quad 160$ Feet

Unique by nature

# Kimley»"Horn 

January 20, 2020
Ms. Kathy Wright
City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75069

## RE: Conveyance Plat - Lot 1R, Block A, Headington Heights Addition $\pm 3.0481$ Acres <br> City of McKinney, Texas

Dear Ms. Wright:
Kimley-Horn and Associates, Inc. respectfully submits the attached Conveyance Plat for the City of McKinney's review. The subject property is approximately 3.05 acres located at northwest corner of US Highway 380 and Hardin Boulevard. The tract is bordered by Hardin Boulevard to the east, US Highway 380 to the south, O'Reilly Auto Parts to the west, and a vacant lot to the north. The land is currently owned by McKinney SH III, Ltd and We Pad I, Ltd.
The purpose of the Conveyance Plat is to split Lot 1R into two lots, proposed to be Lots 1R-A and 1RB. If you have any questions, please contact me at (972) 770-1370 or jonathan.kerby@kimleyhorn.com.

Sincerely,

Jonathan Kerby, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.


## PLANNING DEPARTMENT: CONDITIONS OF APPROVAL

CONVEYANCE PLAT (Sec. 142-81)

| Not Met | Item Description |
| :---: | :---: |
| X | Sec. 142-76 via Sec. 142-81(d) Title Block with: <br> - "Conveyance Plat" <br> - Proposed Addition Name, then Lot(s) and Block(s) <br> - "Being a replat of..." Existing Lot, Block and Addition Name (if previously platted) <br> - Acreage <br> - Survey Name and Abstract <br> - City of McKinney, Collin County, Texas |
| X | Sec. 142-76 via Sec. 142-81(d) Two (2) Points tied to State Plane Coordinate System, Texas North Central, FIPS 4202 |
| X | Sec. 142-76 via Sec. 142-81(d) Existing Features for Properties Immediately Adjacent: <br> - Property Lines <br> - Streets and Alleys <br> - Easements (including drainage, water, and sewer) <br> - Lot, Block, and Addition Name <br> - Filing Information |
| X | Sec. 142-76 via Sec. 142-81(d) Proposed Subdivision Plan showing: <br> - Lots designating Lot Numbers and Blocks and Dimensions <br> - Rights-of-Way and Dimensions <br> - Easements and Dimensions (existing easements must include filing information) <br> - Floodplain <br> - Proposed Street Names |
| X | Sec. 142-76 via Sec. 142-81(d) Owner's Dedication and Signature Block with Name of Owner Printed |
| X | Sec. 142-76 via Sec. 142-81(d) Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman |

## ENGINEERING DEPARTMENT PLAT SUMMARY

| Not Met | Item Description | (3)To record the subdivision of a property into parcels, five acres or smaller in area, <br> provided that each parcel has direct access to all required public improvements <br> (water, sanitary sewer, storm sewer) via dedicated easements or direct adjacency to <br> existing infrastructure, no portion of the lot is smaller than 45 feet wide, and each <br> parcel has adequate access to an existing public right-of-way via frontage on said <br> right-of-way or via the dedication of access easements. |
| :---: | :--- | :--- |
| SUB 142-81 (b) |  |  |



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Encore Wire, Located at the Northwest Corner of Airport Drive and Elm Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

## MEETING DATE: February 25, 2020

DEPARTMENT: Development Services - Planning
CONTACT: Joe Moss, Planner I
Jennifer Arnold, AICP, Director of Planning

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

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

1. The applicant receive approval of a variance to Section 146-132(3)(j) (Fences Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property.
2. The applicant receive approval of a variance to Section $146-132(3)(\mathrm{g})$ (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view from the public right-of-way of existing Elm Street.
3. The applicant receive approval of a variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view for a portion of
the north side of the building that is within view of the proposed unnamed right-of-way.
4. The applicant receive approval of a variance to waive the masonry exterior requirement for the elevations as required in PD 1680 and to utilize architecturally finished concrete tilt wall.
5. The applicant revise the site plan to show the fully developed floodplain and erosion hazard setback in accordance with Section 146-45 (Site Plan Approval) of the Zoning Ordinance.
6. The applicant revise the site plan to modify the newly created intersection of Gerrish Street and the proposed unnamed right-of-way in accordance with the Engineering Design Manual.
7. The applicant revise the landscape plan to show the relocation of trees within 8' of sanitary sewer lines.
8. The applicant revise the landscape plan to show the placement of provided screening shrubs at a spacing of 3 ' on center in accordance with Section 146132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.
9. The applicant revise the interior landscape parking requirements data table based on the provided number of trees.
10. The applicant provide final landscape plans that are signed and sealed by a registered landscape architect or engineer.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: October 15, 2019 (Original Application)
December 3, 2019
January 13, 2020
January 28, 2020
February 17, 2020
(Revised Submittal)
(Revised Submittal)
(Revised Submittal)
(Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 724,380 square foot office and warehouse on 48.6615 acres at the northwest corner of Airport Drive and Elm Street. Typically, site plans can be approved at the staff level; however, the applicant is seeking three variances from screening requirements, which shall be considered by the Planning and Zoning Commission and are outlined in more detail below:

1. The applicant is requesting a variance to Section 146-132(3)(j) (Fences Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property. Due to the size of the proposed building and type of rooftop equipment necessary, strict application of the screening requirement would require a nearly 10 ' tall parapet, to the extent that screening on this scale is not practical and unduly burdensome to the applicant. As such, staff recommends approval of this variance request.
2. The applicant is requesting a variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view from the public right-ofway of existing Elm Street. Given the anticipated future relocation of Elm Street and the existing campus setting of Encore Wire, staff has no objection to the requested variance.
3. The applicant is requesting a variance to Section 146-132(3)(g) - (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that bay doors be screened from view for a portion of the north side of the building that is within view of the proposed unnamed right-of-way. While the proposed unnamed right-of-way is adjacent to the north side of the proposed development and would typically require screening of any bay doors along the building face; the unnamed right-of-way meanders away from the proposed building such that there is approximately between 500' - 1500' of separation between the bay doors and the future roadway. The area between is also owned by the applicant (Encore Wire) and is part of their entire corporate campus. With these things in mind, Staff has no objection to the variance request to waive a portion of the required screening for the bay doors located on the eastern portion of the northern building elevation.
4. The applicant is requesting a variance to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior as required in PD 1680. Typically industrial sites located within the Historically Significant Area are permitted to use a variety of materials, including architecturally finished concrete tilt wall, when the elevation is facing a public right-of-way; however, the current zoning on the subject property specifically states that the development is required to have a masonry exterior. Staff feels that the use of architecturally finished concrete tilt wall will blend in with the existing Encore Wire development to the south of Elm Street. Staff has no objection to the variance request to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior.

PLATTING STATUS: The subject property is currently unplatted. An associated preliminary-final plat (20-0008PF) is being considered concurrently at the February 25, 2020 Planning and Zoning Commission meeting. A record 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 <br> Property | "PD" Planned Development District 1680 <br> (Industrial Uses) | Undeveloped Land |
| North | "RS-60" Single Family Residence District <br> (Single Family Residential Uses), "AG" <br> Agricultural District | Russell 3, Single Family <br> Residence |
| South | "PD" Planned Development District 2006-- <br> 09-101 (Industrial Uses) | Encore Wire Corporation |
| East | "PD" Planned Development District 1680 <br> (Industrial Uses) and "PD" Planned <br> Development District 1898 (Industrial <br> Uses) | Undeveloped Land |
| West | "RS-60" Single Family Residence District <br> (Single Family Residential Uses), "RG- <br> $18 "$ General Residence District <br> (Multifamily Residential Uses) | Russell 3, Sandifer Place 2, <br> Habitat Bumpas, Single <br> Family Residence, Woodside <br> Village Apartments, North <br> Texas Water District Pump <br> Station, Russel 4 |

## ACCESS/CIRCULATION:

Adjacent Streets: Airport Drive, 130’ Right-of-Way, Principle Arterial Elm Street, 80’ Right-of-Way, Minor 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: Pursuant to the conditions of approval, 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 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, mechanical and heating and air conditioning equipment shall be screened from view from the public right-of-way and from adjacent residential property and loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. Since the proposed development is adjacent public right-of-way, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. 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, meeting the standards as identified in section 146-132(2) (a)(3)(iii) 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 applicant is requesting a variance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property. Due to the size of the proposed building and type of rooftop equipment necessary, strict application of the screening requirement would require a nearly 10 ' tall parapet, to the extent that screening on this scale is not practical and unduly burdensome to the applicant. As such, staff recommends approval of this variance request.

The applicant is also requesting a variance to waive the requirement that bay doors be screened from view from the public right-of-way of existing Elm Street. Given the anticipated future relocation of Elm Street and the existing campus setting of Encore Wire, staff has no objection to the requested variance.

The applicant is also requesting a variance to waive the requirement that bay doors be screened from view for a portion of the north side of the building that is within view of the proposed unnamed right-of-way. While the proposed unnamed right-of-way is adjacent to the north side of the proposed development and would typically require screening of any bay doors along the building face; the unnamed right-of-way
meanders away from the proposed building such that there is approximately between 500' - 1500' of separation between the bay doors and the future roadway. The area between is also owned by the applicant (Encore Wire) and is part of their entire corporate campus. With these things in mind, Staff has no objection to the variance request to waive a portion of the required screening for the bay doors located on the eastern portion of the northern building elevation.

The Zoning Ordinance states that a variance to the required screening may be granted if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has 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 is requesting three separate variances from the 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 applicable 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.

The purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

Façade Plan Appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

The applicant is requesting a variance to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior as required in PD 1680. Typically industrial sites located within the Historically Significant Area are permitted to use a variety of materials, including architecturally finished concrete tilt wall, when the elevation is facing a public right-of-way; however, the current zoning on the subject property specifically states that the development is required to have a masonry exterior. Staff feels that the use of architecturally finished concrete tilt wall will blend in with the existing Encore Wire development to the south of Elm Street. Staff has no objection to the variance request to utilize architecturally finished concrete tilt wall in lieu of a masonry exterior.

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:
Hike and Bike Trails:
Required along Airport and future Right of Way 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:
Utility Impact Fees:
Median Landscape Fees:
Park Land Dedication Fees:
Pro-Rata:

Applicable (Ordinance No. 2013-11-108)
Applicable (Ordinance No. 2017-02-021)
Not Applicable
Not Applicable
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.

## SUPPORTING MATERIALS:

Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Landscape Plan
Proposed Facade Plan
Presentation

## Standard Conditions for Site Plan Approval Checklist

The conditions listed shall be satisfied by the applicant, prior to issuance of a building permit.
Approval of building permit plans by the Chief Building Official.
Approval of any applicable 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.
$\boxtimes \quad$ Final location of fire hydrants be subject to review and approval by the Fire Marshal.
$\boxtimes$ 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.
$\boxtimes$ Payment of any applicable impact fees in accordance with Ordinances 2017-02-021 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
$\boxtimes \quad$ 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.
$\boxtimes \quad$ 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.):

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



## Property Owner Notification Map <br> 19-0098SP

Planning Department CITY OF MCKINNEY<br>221 N. Tennessee St.<br>McKinney, TX 75069

## Re: SITE PLAN REQUEST <br> ENCORE WIRE DISTRIBUTION CENTER <br> McKinney, Texas 75070

## To Whom It May Concern:

Please accept this letter as evidence of the intent of the applicant to submit a site plan for the development of this project, described in more detail below.

The subject property is located at the northwest corner of the intersection of Elm Street and Airport Drive. The property is currently unplatted and consists of 107.76 acres of land with an existing PD-1680 zoning classification.

The purpose of the Site Plan (SP) request is for a proposed 724,380 square foot building to serve as a distribution center, which includes 18,340 sf of related office space. The development is proposed to be one phase.

The owner respectfully requests the following variances for the development:

1. A variance to the City of McKinney Zoning Ordinance Section 146-132 for mechanical and rooftop equipment screening. We are requesting a variance to not provide screening of rooftop equipment on the proposed project. The requests for this are based on the following items:

- This requirement has been in place for many years, and previous precedent (4 buildings in last 7 years) of development on this campus and allowing for no screening required has been approved and permitted previously.
- The proposed building is part of a larger campus where precedent has been established with screening and doing it on this project would provide a distinct and non-confirming aesthetic.
- The size of the building and that there is no central mechanical or equipment zone would require the entire perimeter be screened to almost 10' tall, requiring materials of over 36,000 sf in quantity. We believe this is an unrealistic and undesired use of materials.

2. For places where screening is required, one of the options listed in the zoning ordinance is "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." We request to use an alternative screening device consisting of the proposed 6' black vinyl coated chain link fence with an evergreen living screen (Nellie R. Stevens Holly) to screen the dock doors from the right-of-way of the realigned Elm Street We
request to use this alternative screening device which is consistent with what has previously been approved in other areas of the campus.
3. A variance to the City of McKinney Zoning Ordinance Section 146-132 (3) (g) to eliminate the screening of dock doors from existing Elm Street. Due to the heavy volume of truck traffic that will be required to cross Elm Street, the ultimate intent is to dedicate new right-of-way and relocate Elm Street to the future location shown on the site plan, then abandon existing Elm street to become part of the Encore Wire property. This variance is requested at this time as the site plan will be acted on prior to the abandonment of existing Elm Street.

The SP request applicant is Westwood Professional Services. Representative Arlyn W. Samuelson can be reached at (972) 265-4860.

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,


Arlin W. Samuelson, P.E.

ASC/AWS
N:IO023657.01\1 Project DatalCors-Genl0023657 SP Letter Of Intent.Doc

$\qquad$ ENCORE WIRE CORPORATION


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| Westwood |
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$\square$
SITE PLAN (1 OF 5)


$\qquad$
encore wire service center
mckinney, texas



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ENCORE WIRE SERVICE CENTER
mckinney, texas



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ENCORE WIRE SERVICE CENTER
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$\square$ ENCORE WIRE SERVICE CENTER
mckinney, texas

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ENCORE WIRE SERVICE CENTER
McKinney, texas
Westwood


## PLANTING NOTES


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## Encore Wire Site Plan Variance

19-0098SP

## Location Map



Unique by nature

## Aerial Exhibit



## Surrounding Area



Looking Northwest
from Airport \& Elm

Looking South
from Bumpas

## Surrounding Area



Looking East
from Gerrish
Looking South
from Anthony

## Surrounding Area



Looking Southeast from
Airport near Anthony






(3) $\frac{\text { GUARD HOUSE - SOUTH ELEVATION }}{1 / 4^{*}=1-0^{*}}$ $\qquad$ -


## Proposed Façade Plan




