



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 19-0018SP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Hotel (Marriott Autograph Hotel Resort), Located on the Southwest Corner of Collin McKinney Parkway and Weiskopf Avenue

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: April 16, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
David Soto, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed variances to the site plan.

The applicant receive approval to orient the overhead door towards the public right-of-way (Van Tuyl Parkway).

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: February 26, 2019 (Original Application)
March 20, 2019 (Revised Submittal)
March 26, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 230,752 square foot hotel on 8.011 acres at the southwest corner of Collin McKinney Parkway and Weiskopf Avenue. Typically, site plans can be approved by Staff; however, the governing planned development ordinance (PD 2014-11-087) requires the site plan be approved by City Council if it is not in conformance with the site layout shown in the ordinance.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A, of the Craig Ranch Hotel Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2014-11-087, "REC" - Regional Commercial Overlay District (Multiple Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2003-09-075 (Commercial Uses)	TPC Craig Ranch Golf Course
South	"PD" - Planned Development District Ordinance No. 2013-11-105, "REC" - Regional Commercial Overlay District (Commercial Uses) and "PD" - Planned Development District Ordinance No. 2001-02-017, (Multiple Uses)	Undeveloped Land and Aristide Wedding Venue
East	"PD" - Planned Development District Ordinance No. 2016-03-022, "REC" - Regional Commercial Overlay District (Commercial Uses) and "PD" - Planned Development District Ordinance No. 2001-02-017, (Multiple Uses)	Central Park at Craig Ranch and Time Square at Craig Ranch Apartments
West	"PD" - Planned Development District Ordinance No. 1578 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	TPC Craig Ranch Golf Course

ACCESS/CIRCULATION:

Adjacent Streets: Van Tuyl Parkway, 62' Right-of-Way, Greenway Arterial Weiskopf Avenue, 72' Right-of-Way, Collector Collin McKinney Parkway, 62' Right-of-Way, Greenway 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 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 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, loading docks and bay doors in any retail district or retail PD district are required to be oriented away from the street frontage. As proposed for this project, the bay door and service courtyard are oriented towards Van Tuyl Parkway, thus a variance is required. The Zoning Ordinance states that a variance can be granted during site plan approval 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.

Because this site plan requires consideration by the City Council per the governing planned development ordinance, the screening variance request will also be considered by the City Council instead of the Planning and Zoning Commission.

The applicant has proposed one overhead door to be oriented toward public right-of-way. The applicant has indicated that a screening device (10' masonry wall with gates) will screen the view of the overhead door. It is Staff's professional opinion that since the overhead door has been properly screened per the Zoning Ordinance, the variance should be granted and recommends approval.

The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has properly screened the sanitation container and has satisfied the minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Van Tuyl Parkway, Weiskopf Avenue, and Collin McKinney Parkway

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. 2017-02-021)

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.