



20-0028SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Melissa ISD (Willow Wood Elementary School) Located Approximately 1,300 Feet West of Fannin Road (County Road 338) and on the South Side of County Road 278.

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: June 23, 2020

DEPARTMENT: Development Services - Planning Department

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 condition:

1. The applicant satisfies the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of a variance to Section 146-132(3)(j)(1.) - (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement to provide a screening device that extends one foot taller than rooftop mounted HVAC equipment.

APPLICATION SUBMITTAL DATE: March 31, 2020 (Original Application)
April 29, 2020 (Revised Submittal)
May 28, 2020 (Revised Submittal)
June 9, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant proposes to construct a 77,569 square foot

elementary school on 11.815 acres located on the south side of County Road 278 and approximately 1,300 feet east of Fannin Road (County Road 338).

PLATTING STATUS: The subject property is currently unplatted. A record plat of the subject property must be approved prior to the commencement of any development activity on the subject property.

EXISTING ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD"- Planned Development District 2015 -04-024 (Educational Uses)	Undeveloped Land
North	City of McKinney Extraterritorial Jurisdiction (ETJ)	Single Family Residences
South	"PD"- Planned Development District 2015 -04-024 (Parkland Uses)	Undeveloped Land
East	City of McKinney Extraterritorial Jurisdiction (ETJ)	Undeveloped Land
West	"PD"- Planned Development District 2015 -04-024 (Single Family Residential Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: County Road 278, 60' Right-of-Way, Collector Road Future Parkdale Drive, 60' Right-of-Way, Collector Road

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

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

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

SCREENING REQUIREMENTS: The applicant has satisfied all screening requirements as specified in Section 146-132 (Fences, Walls and Screening Requirements) of the Zoning Ordinance, with the following exception:

Per Section 146-132 (Fences, Walls and Screening Requirements), all rooftop HVAC equipment shall be screened from neighboring residential uses as well as right-of-way. More specifically, Section 146-132(3)(j)(1.) states, “for such equipment located on the roof, the screening of the equipment shall be a minimum of one foot higher than the height of the equipment. Screening material shall be consistent with the building materials of the structure on which the equipment is placed.”

The applicant is seeking a variance to the rooftop equipment screening requirement. Although a parapet wall is being provided, the height of the wall will not fully screen the rooftop equipment. Instead, the applicant proposes to strategically locate the equipment on the roof to meet the intent of the ordinance for screening from view of adjacent residential and right-of-way. The applicant has submitted a sight line exhibit in support of their request.

When considering the variance request, Staff has noted that the school building is set back from the street such that the closest corner of the school to the right-of-way is 75 feet. As well, given the size and configuration of the building and roof area, there is some added opportunity for the applicant to locate the equipment centrally on the roof, thus helping to reduce visibility from the street level. Given these considerations, Staff is comfortable with the variance request and thus recommends approval.

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.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along County Road 278
Hike and Bike Trails:	10' Hike and Bike Trail along Parkdale Drive
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

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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2015-04-024](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Sight Line Exhibit](#)
[Presentation](#)