



**16-075SP2**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Fire Station #9, Located Approximately 3,160 Feet North of US Highway 380 (University Drive) and on the East Side of Lake Forest Drive

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 3, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Brian Lockley, AICP, Director of Planning  
Eleana Galicia, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant receive approval of an alternate screening device (12' architecturally finished metal with living screen composed of Needle Point Holly 3' at the time of planting) to screen the generator located on the east side of the building.
2. The applicant receive approval of a living plant screen (Composed of Nelly R. Stevens 6' at the time of planting) for the heating and air conditioning equipment located on the north and west sides of the building.
3. The applicant receive approval of a variance to not screen the apparatus bay doors from view of nonresidential properties located on the north and from the view of future public right-of-way (Summit View Drive).

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.

**ITEM SUMMARY:**

- The applicant is proposing to construct a 15,000 square foot fire station for the City of McKinney (McKinney Fire Station #9) on 2.5 acres of land, located approximately 3,160 feet north of US Highway 380 (University Drive) and on the east side of Lake Forest.
- The applicant has submitted an associated rezoning request (16-073Z) that is also being considered at the May 3, 2016 City Council meeting.
- The proposed Fire Station will be maintained and operated by the City of McKinney. The applicant is requesting to use a living plant screen (Composed of Nellie R. Stevens Holly 6' at the time of planting) to screen the heating and air conditioning equipment located on the north and west sides of the building, and an alternate screening device (12' architecturally finished metal and Needle Point Holly 3' at the time of planting) to screen the generator located on the east side of the building. In addition, a variance request to not screen the apparatus bay doors from view of nonresidential properties to the north and view of future public right-of-way (Summit View Drive) is being sought. These requests are detailed further below.

**BACKGROUND INFORMATION:**

- Please see attached Planning & Zoning Commission Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On April 12, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed site plan and landscape plan.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 04.12.pdf](#)

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plans](#)

[PowerPoint Presentation](#)