



17-067SP

TITLE: Consider/Discuss/Act on a Site Plan for a Restaurant (McDonald's), Located at 3200 Eldorado Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 20, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager
Danielle Quintanilla, Planner I

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

APPLICATION SUBMITTAL DATE: March 13, 2017 (Original Application)
March 27, 2017 (Revised Submittal)
May 26, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to renovate portions of the existing site plan for the McDonald's restaurant located at 3200 Eldorado Parkway. The applicant has indicated their intent to reconfigure the existing drive-through lane and upgrade portions of the site to meet ADA requirements.

Typically, site plans can be approved administratively by Staff, however the governing "PD" - Planned Development Ordinance No. 1499 requires that the site plan and landscape plan be approved by the City Council.

PLATTING STATUS: The subject property is currently platted as Lot 11, Block A of The Highlands Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	McDonald's
North	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Kobe Restaurant, Farmers Insurance
South	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Allegiance Title Company, Kids 1 st Dental and Orthodontics
East	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Existing Vacant Commercial Building
West	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Bank of America

ACCESS/CIRCULATION:

Adjacent Streets: Eldorado Parkway, 120' 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: No loading spaces are required for this development.

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 existing landscaping on the site meets the requirements of the Zoning Ordinance.

SCREENING REQUIREMENTS: 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 is proposing new exterior finishing materials to the existing building and will be responsible for meeting the requirements of the Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning

Ordinance regarding exterior finishing materials. 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: Existing along Eldorado Parkway

Hike and Bike Trails: Not Required

Road Improvements: Not Required

Utilities: 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: Not Applicable

Utility Impact Fees: Not Applicable

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 site plan.

BOARD OR COMMISSION RECOMMENDATION: Typically this item would go before the Planning and Zoning Commission for approval; however, the governing zoning ordinance requires only the approval of the City Council and therefore this item was not presented for approval by the Planning and Zoning Commission.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 1499](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)