



17-064SP

TITLE: Consider/Discuss/Act on a Site Plan for Maverick Builders, Located at 3651 Eldorado Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: July 18, 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 with the following conditions:

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

APPLICATION SUBMITTAL DATE: February 27, 2017 (Original Application)
May 8, 2017 (Revised Submittal)
June 5, 2017 (Revised Submittal)
June 14, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to expand an existing office building, Maverick Builders, located at 3651 Eldorado Parkway. The applicant has indicated their intent to expand the existing building by 1,799 square feet to allow for additional office space.

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 13, Block 1 of the S.B.T. Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Maverick Builders
North	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Dry Clean Super Center
South	"PD" - Planned Development Ordinance No. 1499 (Single Family Residential Uses)	Seville Addition of the Highlands Phase III and IV Subdivision
East	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development Ordinance No. 1499 (Commercial Uses)	Alpha Optical

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 to utilize the same exterior finishing material from the existing building (brick) for the expansion of the building. 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: 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 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](#)