



17-147SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical and General Offices, Located on the Northeast Corner of Tour Drive and Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 8, 2017

DEPARTMENT: Planning

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

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 conditions:

1. The applicant receive approval of a living plant screen (composed of Nellie R. Stevens to be 6' at the time of planting) to screen from the residential uses located north of the subject property.

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: May 19, 2017 (Original Application)
June 27, 2017 (Revised Submittal)
July 11, 2017 (Revised Submittal)
July 24, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two buildings, Building 1 (6,000 square feet) and Building 2 (18,300 square feet), for medical and general office

uses at the northeast corner of Tour Drive and Custer Road.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of a variance to allow for a living plant screen to be used as a screening device from the adjacent residential uses located north of the subject property. The variance request is detailed further below.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Tour at Craig Ranch Subdivision (Under Construction)
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 120' Right-of-Way, Principal Arterial

Tour Drive, 60' Right-of-Way, Collector

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: Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, screening devices shall be placed along any property line or district boundary between single family residential uses and non-residential uses. Since the proposed office development is adjacent to single family residential uses located to the north of the subject property, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is seeking approval of an alternate screening device composed of Nellie R. Stevens, to be 6' at the time of planting, to screen from the adjacent residential uses to the north of the subject property.

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.

Along the northern property line, the adjacent residential subdivision currently under construction has built a 6' tall masonry wall along the shared property line. The applicant has requested to utilize a living plant screen (composed of Nellie R. Stevens to be 6' at the time of planting) along this shared property line (approximately 282' in length) in order to better complement the existing wall, rather than create a "no man's land" with the construction of a second wall. It is Staff's professional opinion that the proposed living plant screen, in conjunction with the existing masonry wall on the adjacent residential property, will effectively screen the proposed offices uses from the future residential subdivision. As such, Staff has no objections to the proposed variance request.

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 Custer Road

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) **(None due per the VCIM Development Agreement)**

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](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)