



16-216SP3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, 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 following variance:

1. The City of McKinney receive approval of an alternate screening device to screen the overhead door located on the north side of the building from public right-of-way (Taylor Burk Drive).

APPLICATION SUBMITTAL DATE: December 6, 2017 (Original Application)

ITEM SUMMARY: The City of McKinney has constructed a 27,501 square foot office and storage facility (Public Safety Building) on 16.595 acres of land, located approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive. The proposed office and storage facility will be maintained and operated by the City of McKinney.

Though the site plan was previously approved and the site now constructed, the City is now requesting approval of a variance for an alternate screening device to screen the bay door located on the north side of the building from public right-of-way (Taylor Burk Drive). The variance request is detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the City of McKinney Public Safety Building Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2004-08-082 (Government Complex Uses)	McKinney Public Safety Building
North	"RS-60" - Single Family Residence District (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 1574 (Residential Uses)	Summit Pointe Estates Phase II and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1440 (Office Uses)	Collin College Campus
East	"C" - Planned Center District (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2007-05-047 (Single Family Residential Uses)	Community North Baptist Church

ACCESS/CIRCULATION:

Adjacent Streets: Taylor Burk Drive, 60' Right-of-Way, Collector

Community Avenue, 80' Right-of-Way, Minor Arterial

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

LOADING SPACES: The City 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 City has provided the required notation on the proposed site plan.

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

SCREENING REQUIREMENTS: Per Section 146-132 (Fencing, walls, and screening requirements), loading docks, bays, and bay doors shall be screened from view of

public right-of-way, from adjacent residential property and from adjacent non-residential property, other than industrial.

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 City is requesting an alternate screening for device the bay door located on the north side of the building from public right-of-way (McLarry Drive), consisting of fourteen (14) Eastern Red Cedars to be planted along an existing wrought iron fence. The Zoning Ordinance states that a variance can be granted during site plan approval if the City Council 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.

The City has indicated their request to use an alternate screening device, consisting of fourteen (14) Eastern Red Cedars to be planted along an existing wrought iron fence. Given the existing wrought iron fence with masonry columns along the property line and the additional Eastern Red Cedars to be planted along an existing wrought iron fence, it is Staff's professional opinion that the City has met the intent of the Zoning Ordinance. As such, Staff has no objections to the variance request to utilize an alternate screening device for the bay door on the north side of the building.

The City has satisfied all other minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City 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 City 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 City will be responsible for complying with the Tree Preservation Ordinance. The City 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: Not Required

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 City 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 (Ordinance No. 2013-11-108)

Utility Impact Fees: Not 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:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[PowerPoint Presentation](#)