



**17-0013SP**

**TITLE:** Consider/Discuss/Act on a Site Plan for an Auto Repair Facility (Service First), Located Approximately 250 Feet West of North Jordan Road and on the North Side of Virginia Parkway

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

**MEETING DATE:** March 6, 2018

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, Planning Manager, AICP  
Brian Lockley, Director of Planning, AICP, CPM  
David Soto, Planner I

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

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

**APPLICATION SUBMITTAL DATE:** November 28, 2017 (Original Application)  
January 03, 2018 (Revised Submittal)  
January 11, 2018 (Revised Submittal)  
January 25, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct an 11,348 square foot auto repair facility (Service First) on 1.43 acres, located approximately 250 feet west of North Jordan Road and on the north side of Virginia Parkway.

Site plans can typically be approved by Staff; however, the governing ordinance (Ordinance No. 94-10-47) requires the site plan to be reviewed by the Planning and Zoning Commission and acted upon by City Council.

**PLATTING STATUS:** The subject property is currently platted as Lot 3, Block A, of the Beringer One Addition. An amending plat for the subject property is currently under

review by Staff (18-0078AP). The plat must be filed prior to issuance of a Certificate of Occupancy.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"BG" - General Business District per Ordinance No. 94-10-47 (Commercial Uses)	Undeveloped Land
North	"BG" - General Business District (Commercial Uses)	Imagine International Academy of North Texas
South	"AG" - Agricultural District and "PD" - Planned Development District Ordinance No. 1778 (Commercial Uses)	Bonnie Wenk Park and Undeveloped Land
East	"BG" - General Business District (Commercial Uses)	Texas Star Bank
West	"BG" - General Business District (Commercial Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 130' Right-of-Way, Major Arterial

**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:** 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 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 is required to submit a signed affidavit that there are no protected trees on the subject property or a tree survey, subject to review and approval of the City's Landscape Architect during the Civil review process.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Required along Virginia Parkway
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)
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 one written letter of opposition for this request.

**BOARD OR COMMISSION RECOMMENDATION:** On February 13, 2018, the Planning and Zoning Commission voted 5-0-1 to recommend approval of the proposed site plan.

**SUPPORTING MATERIALS:**

[PZ Minutes](#)

[Standard Conditions Checklist](#)

[Letter of Opposition](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. PD Ord. No. 94-10-47](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)