



15-300SP3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance for a Site Plan (TRAXXAS), Located at 6250 Traxxas Way

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 11, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, AICP, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim 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 denial of the proposed variance to the site plan.

However, the applicant is requesting approval of the following:

1. The applicant receive approval of a variance for an alternate screening device (anti-climb metal mesh fence system with living screen) to screen the overhead door from view from right-of-way and adjacent properties.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: November 9, 2015 (Original Application)
November 17, 2015 (Revised Submittal)

November 25, 2015 (Revised Submittal)
 March 16, 2016 (Revised Submittal)
 April 29, 2016 (Revised Submittal)
 October 26, 2016 (Revised Submittal)
 October 31, 2016 (Revised Submittal)
 November 03, 2016 (Revised Submittal)
 November 04, 2016 (Revised Submittal)
 June 12, 2017 (Revised Submittal)
 September 20, 2017 (Revised Submittal)
 September 25, 2017 (Revised Submittal)
 July 03, 2018 (Revised Submittal)
 July 11, 2018 (Revised Submittal)
 August 16, 2018 (Revised Submittal)
 August 22, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant received approval of a 153,360 square foot distribution center (TRAXXAS) addition on 12.15 acres located at 6250 Traxxas Way at the December 8, 2015 Planning and Zoning Commission Meeting.

Minor post approval revisions to a site plan can typically be approved by Staff; however, the applicant is requesting a variance to utilize an alternate screening device (anti-climb metal mesh fence system with living screen) to screen the overhead door from view from right-of-way and adjacent properties, instead of the previously approved wrought iron fence with masonry columns.

On August 14, 2018, The Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item indefinitely.

PLATTING STATUS: The subject property is currently platted as Lot 5R1, Block A of the Henneman-Stacy Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1726 (Industrial Uses), "CC" - Corridor Commercial Overlay District, and "REC" - Regional Employment Center Overlay District	TRAXXAS
North	"PD" - Planned Development District Ordinance No. 2002-03-019 (Mixed Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land

South	"PD" - Planned Development District Ordinance No. 1726 (Industrial Uses), "CC" - Corridor Commercial Overlay District, and "REC" - Regional Employment Center Overlay District	Quik Trip, Burger King, Popeyes, and Undeveloped Land
East	"C3" - Regional Commercial District (Commercial Uses), "PD" - Planned Development District Ordinance No. 2002-03-019 (Mixed Uses), "CC" - Corridor Commercial Overlay District, and "REC" - Regional Employment Center Overlay District	Public Storage and Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2004-12-123 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2003-10-089 (Recreational Fields), "CC" - Corridor Commercial Overlay District, and "REC" - Regional Employment Center Overlay District	McKinney Soccer Complex and RightNow Media

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 80' Right-of-Way, Collector Stacy Road, 120' Right-of-Way, Principal 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: Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, loading docks or structures, bays, and bay

doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. Since the proposed bay door is visible from Henneman Way and from adjacent non-industrial 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 proposing an alternate screening device consisting of an 8' tall anti-climb metal mesh fence system in conjunction with a living screen composed of Nellie R. Stevens Holly, to be 4' tall at time of planting, spaced 5' on center. The applicant previously received approval of a similar alternate screening device consisting of the same metal mesh fence system, but included masonry columns and covered with a black curtain, to screen the loading docks from the adjacent property. The Zoning Ordinance states that a variance to the required screening may be granted 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.

Staff has concerns with the proposed screening device, as the metal mesh fence is not

opaque to fully screen the overhead door from view, and is not consistent with the screening device on the remainder of the property. Additionally, the proposed shrubs are spaced further apart (5' on center rather than 3') than typically required for screening purposes. Staff feels that the proposed metal mesh fence in conjunction with the living screen could be designed to include masonry columns to remain consistent with the existing fence on site and enhance the screening and aesthetics for the adjacent properties and right-of-way. As such, Staff recommends denial of alternate screening device.

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 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 Applicable (Existing along Henneman Way and Stacy 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)
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](#)
[Proposed Screening Material](#)
[Presentation](#)