



18-0094SP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automobile Service and Repair Facility (Porsche McKinney), Located on the Northeast Corner of State Highway 121 (Sam Rayburn Tollway) and Hardin Boulevard

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: February 5, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
David Soto, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends denial of the proposed variances to the site plan.

However, the applicant has requested approval of the following:

1. The applicant receive a variance to utilize a living screen device (Nellie R. Stevens) to screen the overnight storage parking spaces from view from right-of-way
2. The applicant receive a variance to waive the required screening device to screen the overhead doors from view from right-of-way and adjacent properties
3. The applicant receive approval of a variance to orient the overhead doors towards public right-of-way.

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: July 1, 2018 (Original Application)
September 10, 2018 (Revised Submittal)
September 24, 2018 (Revised Submittal)
September 27, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 28,073 square foot automobile service and repair facility (McKinney Porsche) on 5.96 acres at the northeast corner of State Highway 121 (Sam Rayburn Tollway) and Hardin Boulevard.

Typically a variance to a site plan can be approved by the Planning and Zoning Commission; however, the governing zoning ordinance, "PD" - Planned Development Ordinance No. 1578, requires the site plan be approved by City Council.

On October 16, 2018, the City Council voted to table the item to give the applicant additional time to address comments raised during the meeting. After working with Staff, the applicant has elected to move forward with no additional changes to the request.

PLATTING STATUS: The subject property is currently unplatted. An associated preliminary-final plat (18-0135PF) was approved at the June 27, 2018 Planning and Zoning Commission meeting. A record plat of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1578 (Industrial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"GC" - Governmental Complex (Institutional Uses) and "CC" - Corridor Commercial Overlay District	MISD Stadium
South	City of Allen	Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses), "REC" - Regional Commercial Overlay District, and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 1578 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Tollway Hardin Boulevard, 120' Right-of-Way, Major Arterial Collin McKinney Parkway, 60' 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: 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, where a screening device is required, allowed screening devices 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 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.

The applicant is proposing three variances, detailed below:

1. Utilize the living screen device (Nellie R. Stevens) to screen a portion of the overnight storage parking spaces from view from right-of-way and adjacent residential properties.
 - Vehicles awaiting repair for more than 24 hours or after the close of business shall be screened from view from public right-of-way and from adjacent residential property. The applicant is proposing a living screen composed of Nellie R. Steven (6' tall) on the north side of the overnight storage spaces (approx. 18' in length) to screen the spaces from future Collin McKinney Parkway. The proposed overnight storage parking spaces are located on the northeast side of the lot, with direct visibility from State Highway 121 (Sam Rayburn Tollway) and Collin McKinney Parkway. Given the nature of an automobile repair and service facility, cars left overnight awaiting repair could be considered unsightly from the view from right-of-way. The applicant is proposing a section of living screen, however it is Staff's professional opinion that additional screening is needed in order to screen a more comprehensive view of the overnight storage parking spaces from right-of-way. As such, Staff recommends denial of variance request.
2. Waive the required screening device to screen the overhead doors from view from right-of-way and adjacent residential and non-residential properties, other than industrial.
 - The property is surrounded by three rights-of-way, future Collin McKinney Parkway to the north, Hardin Boulevard to the west, and State Highway 121 (Sam Rayburn Tollway) to the south. Six overhead doors are oriented toward and visible from Collin McKinney Parkway and the adjacent MISD Stadium development, while two overhead doors are oriented toward and visible from State Highway 121 (Sam Rayburn Tollway). Furthermore, one overhead door is oriented toward Hardin Boulevard, while seven overhead doors are within view from the Hardin Boulevard corridor. Given

the location of the property on a major intersection along a main entrance into the city, and the high visibility from three right-of-ways and adjacent properties, it is important to create meaningful, quality development on the property that is visually interesting, enhances the commercial corridor, and entices people to visit the area. The industrial look of the overhead doors is more appropriate for an industrially-oriented area and not a highly visible property at a primary intersection. Similar developments that have recently been built in the City have had overhead doors oriented towards rights-of-way; however, they have also provided some level of screening to soften the view. It is Staff's professional opinion that screening should be provided in order to enhance the aesthetics for the adjacent properties and rights-of-way. As such, Staff recommends denial of variance request.

3. Allow the overhead doors to be oriented towards public right-of-way (future Collin McKinney Parkway to the north, Hardin Boulevard to the west, and State Highway 121 (Sam Rayburn Tollway) to the south).
 - The applicant has proposed eight overhead doors to be oriented toward public right-of-ways. The applicant has indicated that the proposed locations of the bay doors are to attract and direct customers to specific areas on the site. It is Staff's professional opinion that given the location of the property on a major intersection, the industrial look of the overhead doors is more appropriate for an industrially-oriented area and not on a commercial corridor. While the multiple rights-of-way surrounding the property may increase the likelihood for the overhead to be oriented towards right-of-way, Staff is of the opinion that screening should be provided in these instances as has been seen on similar developments within the City. Without screening to soften the effect, Staff recommends denial of the variance request.

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:	Required along State Highway 121 (Sam Rayburn Tollway), Hardin Boulevard, and Collin McKinney 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 no comments in support of or in opposition to this request.

SUPPORTING MATERIALS:

[CC Minutes](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1578](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)