



18-0150SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance for a Site Plan and a Façade Plan Appeal (SRS Headquarters), Located at the Northwest Corner of Alma Road and State Highway 121 (Sam Rayburn Tollway)

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 12, 2019

DEPARTMENT: Planning

CONTACT: Derrick Rhys Wilson, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan and façade plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan and façade plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of a variance for the east-facing overhead bay door from view of the public ROW;
3. The applicant receive approval of a variance to utilize concrete tilt panel as a primary finishing material.
4. The applicant receive approval of a variance to waive the offset requirements for all elevations.

APPLICATION SUBMITTAL DATE: January 4, 2019 (Original Application)
January 25, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 100,000 square foot office building (SRS Headquarters) on 4.17 acres at the Northwest Corner of Alma Road and State Highway 121 (Sam Rayburn Tollway).

PLATTING STATUS: The subject property is currently conveyance platted as Lot 2R, Block B, of the Parkside at Craig Ranch Addition. An associated preliminary-final plat (18-0167PF) was approved at the September 11, 2018 Planning and Zoning Commission meeting. A record plat of the subject property is in review (19-0019 RP) and 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. 2017-04-047 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2017-04-047 (Commercial and Multi-Family Residential Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
South	City of Allen	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2006-05-053 (Commercial Uses), "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2017-04-047 (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120' Right-of-Way, Major Arterial State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Tollway

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 and bay doors are required to be screened from view of the public right-of-way and from adjacent non-residential properties. Also, bays in any retail district or retail PD district shall be oriented away from the street frontage. Since the proposed bay doors are oriented towards Alma Road, 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 8' 4" tall architecturally finished concrete wall to screen the overhead door from Alma Road. 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 is of the opinion that the proposed architecturally finished concrete wall will adequately screen the proposed bay door from Alma Road. Additionally, Staff is in support of the alternative material of the screening device since it is complementary to and consistent with the proposed building materials. As such, Staff recommends approval of the variance.

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 purpose of the architectural standards is to set minimum standards for the appearance of non-residential and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City of McKinney. The standards are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for development of enduring quality that provides visual character and interest.

Facade plan appeals state that the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;
2. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this

ordinance;

4. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved documents; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

The applicant has requested the following variances to the façade plan:

- Utilize concrete tilt panel as a primary finishing material.
 - Buildings three stories in height or taller are required to be finished with at least 25% masonry (brick, stone, and/or synthetic stone). While the applicant has not proposed any masonry materials, the elevations do feature architecturally finished concrete tilt panel, both stained and board formed, as the primary exterior finishing materials. The material, as well as the variation in color and texture proposed, contribute to the clean, modern and innovative design proposed by the applicant. Staff is of the opinion that the design will provide a positive enhancement to the surrounding area, and as such, Staff recommends approval of the variance.
- Waive the offset requirement for all elevations.
 - The ordinance requires that at a minimum, each elevation longer than fifty feet or longer in horizontal length be interrupted by at least two offsets (projection or recess) from the primary façade of at least eighteen inches in depth. While the ordinance calls for horizontal interruptions, the proposed elevations feature recesses, materials changes, and overhangs that are in keeping with the intent of the ordinance while providing visual interest. As such, Staff recommends approval of the variance.

Given the above factors, Staff believes that the proposed design implements the architectural standards in a new and innovative way with the use of new materials and architectural features associated with a modern style building. With all of these factors taken into account, Staff has no objections to the overall request and recommends approval of the proposed elevations.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Alma 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](#)
[Letters of Intent](#)
[Proposed Site Plan](#)
[Proposed Garage Exhibit](#)
[Proposed Landscape Plan](#)
[Proposed Facade Plan](#)
[Proposed Renderings](#)
[Presentation](#)