



19-0030SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Industrial Office/Warehouse Buildings (McKinney Logistics Center), Located Approximately 1,475 Feet North of Wilmeth Road and on the West Side of McDonald Street (State Highway 5)

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: July 23, 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 may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site 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 to utilize an alternate screening device to screen bay doors from Cypress Hill Drive and adjacent non-residential property.

APPLICATION SUBMITTAL DATE: April 2, 2019 (Original Application)
May 20, 2019 (Revised Submittal)
June 10, 2019 (Revised Submittal)
June 27, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct four industrial office/warehouse buildings comprising of 952,810 square foot (McKinney Logistics Center) on 65.33 acres near Wilmeth Road and McDonald Street (State Highway 5).

Typically, site plans can be approved by Staff; however, the applicant is requesting a variance to receive approval to utilize an alternate screening device to screen bay doors from Cypress Hill Drive and non-residential property. The variance request is detailed further below.

PLATTING STATUS: The subject property is currently unplatted. Prior to development on the subject property, a preliminary-final plat and record plat(s) needs to be reviewed and approved.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses), "LI" - Light Industrial District (Industrial Uses), "ML" - Light Manufacturing District (Light Manufacturing Uses), and "PD" - Planned Development District Ordinance No. 1451 (Light Manufacturing Uses)	MCD Innovations and Undeveloped Land
East	"AG" - Agricultural District (Agricultural Uses), "PD" - Planned Development District Ordinance No. 2005-02-015 (Commercial Uses), and Planned Development District Ordinance No. 2005-02-048 (Commercial Uses)	Trinity Heights Subdivision and Single Family Residences
West	"LI" - Light Industrial District (Industrial Uses)	Collin County Public Safety Training Building and Dynacraft

ACCESS/CIRCULATION:

Adjacent Streets: McDonald Street (State Highway 5), Variable Width Right-of-Way, Major Regional Highway/Multi-Modal

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 and from adjacent non-residential property, other than industrial. Since the proposed bay doors are oriented towards the proposed Cypress Hill Drive and the adjacent non-residential property, the applicant is required to screen the proposed bay doors 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 to use evergreen shrubs (Nellie R. Stevens Holly 4 feet on center, 6' tall at time of planting) to screen the view of the bay doors. 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 screening device will adequately screen the proposed development from street frontage and the adjacent agricultural nonresidential property through the use of dense and mature landscaping. Evergreen shrubs planted at 6' in height at the time of planting, as well as canopy trees placed along the property line, will create a dense and aesthetically appealing screening effect that will provide a similar effect to that of a masonry screen wall. 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.

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 McDonald Street (State Highway 5)
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](#)
[Presentation](#)