



19-0048SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Independent School District (MISD) Transportation Facility Expansion, Approximately 760 Feet North of Wilmeth Road and on the West Side of James Pitts Drive

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: January 21, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Kaitlin Gibbon, 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: June 13, 2019 (Original Application)
August 9, 2019 (Revised Submittal)
October 10, 2019 (Revised Submittal)
December 6, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an expansion of the MISD Transportation facility. The expansion includes additional bus parking stalls and a fueling area on approximately 3.09 acres. Site plans can typically be approved by Staff; however, the current zoning requires that the site plan be approved by City Council.

As part of the request, the applicant was originally seeking a variance to the screening requirements of the Zoning Ordinance which would have required a Public Hearing as part of the public approval process. Subsequent to the issuance of property owner notifications for the Public Hearing, Staff was able to work with the applicant and a

variance is no longer necessary. However, because the item was noticed for a Public Hearing, Staff recommends that the Hearing still be opened for members of the public to speak on this item.

PLATTING STATUS: The subject property is currently platted as Lot 2, Block A of the McKinney High School North Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 1907 (Residential and Commercial Uses),	MISD Transportation Facility
North	"PD" - Planned Development District Ordinance No. 1907 (Residential and Commercial Uses)	Scott Johnson Middle School
South	"PD" - Planned Development District Ordinance No. 1574 (Residential and Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1497 (Commercial Uses),	High Point Church of Christ
West	"PD" - Planned Development District Ordinance No. 1907 (Residential and Commercial Uses)	McKinney North High School

ACCESS/CIRCULATION:

Adjacent Streets: James Pitts Drive, 80' Right-of-Way, Minor 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: 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 has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Not Applicable
Hike and Bike Trails:	Not Applicable
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](#)
[Ex. PD Ord. No. 1907](#)
[Ex. PD Ord. No. 1458](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)