



**19-0107SP2**

**TITLE:** Consider/Discuss/Act on a Site Plan for an Office-Warehouse Building, Located on the Southwest Corner of Redbud Boulevard and Central Circle

**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 4, 2020

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Joe Moss, Planner I  
Jennifer Arnold, AICP, Director of Planning

**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.

<b>APPLICATION SUBMITTAL DATE:</b>	November 19, 2019	(Original Application)
	December 12, 2019	(Revised
Submittal)		
	December 30, 2019	(Revised
Submittal)		

**ITEM SUMMARY:** The applicant is proposing to construct a 193,090 square foot Office-Warehouse Building on 12.034 acres at the southwest corner of Redbud Boulevard and Central Circle. This site plan would normally be approvable at the staff level, however, the site plan must be approved by the Planning and Zoning Commission and City Council as a provision of the zoning on the property. The applicant is not seeking a variance to any requirement.

**PLATTING STATUS:** The subject property is currently platted as Lot 2R1, Block C, Bray Central Two Addition. An amending plat of the subject property must be approved prior to the commencement of any development activity on the subject property in order

to dedicate necessary easements.

#### **ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Eldorado Motors and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	McKinney Technology Center
East	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Camozzi Group, Kintex Office-Warehouse , and Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Undeveloped Land

#### **ACCESS/CIRCULATION:**

Adjacent Streets: Redbud Boulevard, 100' Right-of-Way, Minor Arterial Central Circle, 60' Right-of-Way, Minor Collector

**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:** 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:	Redbud Boulevard and Central Circle
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.

**BOARD OR COMMISSION RECOMMENDATION:** On January 14, 2019, the Planning and Zoning Commission voted 6-0-1 to recommend approval of the proposed site plan. Commission Member Taylor abstained due to a possible conflict of interest.

**SUPPORTING MATERIALS:**

[PZ Minutes 1.14.20 DRAFT](#)

[Standard Conditions for Site Plan Approval Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Ex. Ord. No. 1563](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)