



CITY OF McKINNEY, TEXAS

Legislation Text

File #: 18-0077SP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Repair Facility (Jiffy Lube McKinney), Located at the Northwest Corner of U.S. Highway 380 (University Drive) and Skyline 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: October 23, 2018

DEPARTMENT: Planning

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

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration on November 6, 2018.

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

1. The applicant receive a variance to allow the overhead doors to be oriented toward public right-of-way.

Prior to issuance of a building permit:

2. The applicant revise the site plan to remove the awning area from the Site Data Table and Total Building Area within the Site Data Table.
3. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 18, 2018 (Original Application)
July 3, 2018 (Revised Submittal)
July 31, 2018 (Revised Submittal)
September 11, 2018 (Revised Submittal)
September 18, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 4,251 square foot Automotive Repair Facility (Jiffy Lube McKinney) on 1.02 acres at the northwest corner of U.S. Highway 380 (University Drive) and Skyline Drive.

Typically site plan can be approved by Staff; however, the governing zoning ordinance, “PD” - Planned Development District Ordinance No. 1371, requires that the site plan be reviewed and approved by the Planning and Zoning Commission and City Council.

PLATTING STATUS: The subject property is currently platted as Lot 5, Block A of the Skyline/380 Addition. An amending 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. 2012-10-054 (Commercial Uses) and “CC” - Corridor Commercial Overlay District	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 2013-08-078 (Multi-Family Residential Uses) and “CC” - Corridor Commercial Overlay District	Undeveloped Land
South	“PD” - Planned Development District Ordinance No. 1281 (Industrial Uses) and “CC” - Corridor Commercial Overlay District	Raytheon
East	“PD” - Planned Development District Ordinance No. 97-06-35 (Commercial Uses) and “CC” - Corridor Commercial Overlay District	Undeveloped Land
West	“PD” - Planned Development District Ordinance No. 2012-10-054 (Commercial Uses) and “CC” - Corridor Commercial Overlay District	Skyline Car Wash

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway Skyline Drive, 60’ Right-of-Way, 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: Per Section 146-132 (Fences, walls, and screening requirements), overhead doors in any retail district or retail PD district shall be oriented away from the street frontage. The applicant is requesting a variance to orient the overhead doors toward Skyline Drive. 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 has proposed four overhead doors to be oriented toward Skyline Drive. The overhead doors are proposed to be approximately 95 feet away from the public right-of-way, Skyline Drive, and will be obscured by a 6 foot tall wrought iron fence with masonry columns and a living screen, composed of Waxleaf Ligustrum (3 feet in height at the time of planting, spaced 3 feet on center). Given the constraints of the site, with frontage on two rights-of-way, the overhead doors would be oriented toward right-of-way wherever the building is placed on site. As the applicant has oriented the overhead doors to the less heavily trafficked right-of-way and provided screening of the overhead doors, Staff has no objections to the proposed variance request.

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:	Required along Skyline Drive and U.S. Highway 380 (University Drive)
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.