

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Abra R. Nusser, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by JDJR Engineers and Consultants, Inc., on Behalf of AKAL III Management, Inc., for Approval of a Site Plan for a Multi-Story Hotel (Hampton Inn), Approximately 2.00 Acres, Located Approximately 700 Feet South of Bray Central Drive and Approximately 300 Feet East of U.S. Highway 75 (Central Expressway).

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for action at the January 5, 2010 meeting.

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.

Prior to issuance of a building permit:

2. The applicant revise the site plan to provide and clearly distinguish fire lane, mutual access, and water easements at each drive, to the south of the subject property, in order to connect the proposed north-south fire lanes with the existing east-west fire lane to the south of the subject property.
3. The applicant revise the site plan to provide the filing information for the two necessary fire lane, mutual access, and water easements by separate instrument at each drive, to the south of the subject property.

APPLICATION SUBMITTAL DATE: August 24, 2009 (Original Application)
October 23, 2009 (Revised Submittal)
November 5, 2009 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 51,092 square foot hotel (Hampton Inn & Suites) on two acres located approximately 700 Feet south of Bray Central Drive and approximately 300 feet east of U.S. Highway 75. The proposed hotel

is four stories with a total building height of 59 feet. The governing planned development district (Ordinance No. 1563) requires that the site plan be considered by City Council. As such, the proposed project will be forwarded to the City Council for action at the January 5, 2010 meeting.

PLATTING STATUS: The subject property is currently platted as Lot 11-R, Block A of the Bray Central Two Addition. The applicant has submitted an associated amending plat (09-113AP) to add easements for the development of the subject property, which is currently under review by Staff. The associated amending plat must be filed with the Collin County Clerk, prior to the issuance of a building permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)

North	Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Undeveloped Land
South	Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Bray Central Two Retail Center (Misc. Retail and Service Uses)
East	Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Undeveloped Land
West	Planned Development District Ordinance No. 1563 (Office and Light Manufacturing Uses)	Jalepeño Tree and Popeye's Chicken

Discussion: The proposed hotel use is allowed by right per the governing planned development district.

ACCESS/CIRCULATION: The subject property does not have street frontage; however, access to the subject property is provided through a series of fire lanes and access drives which connect to U.S. Highway 75 (Central Expressway) to the west and Central Circle and Redbud Boulevard to the east. As proposed, the two access points on the south side of the property, do not connect with the existing east-west fire lane, utility, and mutual access easement to the south of the subject property. The applicant has provided a variable width firelane, mutual access, and water easement along the southern property line, but Staff recommends the applicant revise the site plan to provide and clearly distinguish fire lane, mutual access, and water easements at each drive (instead of the entire length of the southern property line), to the south of the

subject property, and provide the filing information on the site plan for the two easements by separate instrument accordingly.

PARKING:

Proposed Use: Hotel (51,092 Square Feet)

Required Number of Spaces: One parking space for each sleeping room without a kitchen; one and one-half parking spaces for each sleeping room with a kitchen; plus one parking space for every 200 square feet of restaurant, retail, conference, or office area

Total Required: 89 Parking Spaces

Total Provided: 91 Parking Spaces (Including 4 Handicapped Spaces)

Discussion: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES:

Proposed Use: Hotel (51,092 Square Feet)

Required Number of Spaces: Two 12' x 35' Loading Spaces

Provided: Two 12' x 35' Loading Spaces

Discussion: 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 is proposing to utilize Live Oak, Autumn Gold Ginko, and Shantung Maple trees to satisfy internal landscaping requirements, such as parking terminus trees. The applicant is also proposing additional, non-required landscaping, such as Crepe Myrtle trees, shrubs, Needlepoint Holly bushes, and seasonal color. 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 stated on a signed affidavit that there are no protected trees on the subject property.

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. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

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.

ATTACHMENTS:

- Standard Conditions for Site Plan Approval Checklist
- Location Map
- Aerial Exhibit
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List
- Proposed Site Plan
- Proposed Landscape Plan