



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 22-0044SP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Landscape Plan for Louisiana Retail, Located at 1719 West Louisiana Street

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 25, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Lexie Schrader, Planner I
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed landscape plan may be appealed to the City Council.

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

1. The applicant receive approval of a variance to Section 146-135(f)(4) (Landscape Requirements) of the Zoning Ordinance to reduce the required 20' landscape buffer adjacent to the right-of-way to 10' feet.

APPLICATION SUBMITTAL DATE: May 2, 2022 (Original Application)
August 26, 2022 (Revised Submittal)
September 14, 2022 (Revised Submittal)
September 27, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 4,590 square foot shopping center (Louisiana Retail) on .49 acres at 1719 West Louisiana Street.

Typically, site plans can be approved at the staff level; however, the applicant has requested a variance, which requires consideration by the Planning and Zoning Commission for approval.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the Schuler Addition.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"BN" - Neighborhood Business District (Commercial Uses)	Shammy-Man Car Wash
North	"PD" - Planned Development District (Neighborhood Business and Office Uses)	McKinney Dentist office
South	"PD" - Planned Development District (Commercial and Multifamily Uses)	Hill Creek apartments
East	"BN" - Neighborhood Business District (Commercial Uses)	Kwik Kar Oil and Lube
West	"BN" - Neighborhood Business District (Commercial Uses)	Mobileum office

ACCESS/CIRCULATION: Adjacent Streets:

W Louisiana St, Town Thoroughfare,
Wilson Creek Pkwy, Minor Arterial, 100' Right-of-Way

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

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance, except for Section 146-135(f)(4) which requires a 20' landscape buffer along W Louisiana Street and Wilson Creek Parkway. The applicant is requesting a variance to reduce the required 20' landscape buffers along both street frontages to 10' buffers due to site limitations. The Zoning Ordinance states that a variance to this requirement 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

Due to the depth of the existing lot and site features that are required to be included for redevelopment such as the fire lane and parking, the applicant is unable to meet the 20' landscape

buffer requirement along either street frontage. Similar landscape buffer widths are seen along both W Louisiana Street and Wilson Creek Parkway, and it is staff's opinion that the proposed variance will not negatively impact surrounding development.

Section 146-135(f)(5) requires the planting of one canopy tree per 40 linear feet of street frontage to be planted in the required landscape buffer along thoroughfares; however, Section 146-135(e)(4) does not permit trees to be planted within 8 feet of public utility lines. Due to water and sewer lines in the right-of-way along West Louisiana Street, the applicant is unable to plant the required canopy trees with the necessary 8-foot clearance from the utilities. The applicant has worked with staff to find an alternate solution that provides the required screening along the right-of-way and meets the spirit of the zoning regulations. The applicant proposes to include the required canopy trees slightly outside of the landscape buffer within specially created landscape islands shown along West Louisiana Street on the landscape plan.

With the conformance with adjacent properties' landscape buffers, the alternative design of planting canopy trees within the additional landscape islands, and the requested variance keeping in spirit of the zoning regulations for landscape requirements, staff is comfortable with the request and recommends approval of the variance.

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 is responsible for meeting all applicable requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are required due to the location of this project being in the Historically Significant Area (HSA).

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 Wilson Creek Pkwy and W Louisiana St

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

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. 2020-12-091)
Utility Impact Fees: Applicable (Ordinance No. 2020-12-092)
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 citizen comments in support of or in opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not received any citizen comments through the online citizen portal.