



23-0083SP

TITLE: Consider/Discuss/Act on a Site Plan for Retail Sales (Pelican Spirits Beer and Wine Store), Located at 1880 Bray Central 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 10, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Roderick Palmer, Planner II
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration on November 7, 2023.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following condition(s):

Prior to issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: July 24, 2023 (Original Application)
August 21, 2023 (Revised Submittal)
August 31, 2023 (Revised Submittal)
September 13, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 4870 square foot retail sales store (Pelican Spirits Beer and Wine Store) on approximately .5470 acres at the

Northeast corner of Bray Central Drive and U.S. Highway 75.

Typically, site plans can be approved at the staff level. However, per the governing zoning ordinance ("PD" - Planned Development District Ordinance No. 1563), a complete site plan and landscape plan must be approved by the Planning and Zoning Commission and City Council prior to development.

PLATTING STATUS: The subject property is currently platted as Lot 9, Block B of the 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.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD"- Planned Development District 1563 (Industrial and Office Uses)	Undeveloped Land
North	PD"- Planned Development District 1563 (Industrial and Office Uses)	Days Inn Hotel
South	PD"- Planned Development District 1563 (Industrial and Office Uses)	Mercedes Benz Of McKinney
East	PD"- Planned Development District 1563 (Industrial and Office Uses)	Days Inn Hotel and El Dorado Collision Repair
West	N/A	U.S Highway 75

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75, Variable Width Right of Way, Major Regional Highway
Bray Central Drive, 80' Right-of-Way, Minor Arterial

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 206E (Vehicle Parking and Loading) of the Unified Development Code.

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 206E (Vehicle Parking and Loading) of the Unified Development Code.

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 206A (Landscaping) of the Unified Development Code.

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 206C (Screening of the Unified Development Code).

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 all applicable requirements of Section 206F (Architectural Standards) of the Unified Development Code. 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 U.S. Highway 75, Bray Central 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. 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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1563](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)