



20-0003SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for McKinney Airport Center, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard (County Road 546)

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 13, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, Planner II
Jennifer Arnold, AICP, Director of Planning

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

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

1. The applicant receive approval of a variance to utilize a living screening device to screen from adjacent residential properties.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: January 7, 2020 (Original Application)
February 19, 2020 (Revised Submittal)
March 19, 2020 (Revised Submittal)
April 7, 2020 (Revised Submittal)
April 14, 2020 (Revised Submittal)
May 21, 2020 (Revised Submittal)
June 8, 2020 (Revised Submittal)
August 21, 2020 (Revised Submittal)
September 28, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct two office and warehouse buildings totaling 8,814 square foot of office and 22,378 square foot of warehouse. The subject property is 14.68 acres and is located on the southwest corner of Airport Drive and Harry McKillop Boulevard (County Road 546). The applicant is seeking a variance to allow living screening along a portion of the south and west property lines adjacent to single family.

PLATTING STATUS: The subject property is currently unplatted. A record 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	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2004-05-053 (Industrial Uses)	Undeveloped Land
South	"RED-2" Residential Estate District (Residential Uses); "AG" Agricultural District (Agricultural Uses)	Single family home
East	"ML" - Light Manufacturing District (Industrial Uses)	Undeveloped Land
West	"AG" Agricultural District (Agricultural Uses)	Single family home

ACCESS/CIRCULATION:

Adjacent Streets: Harry McKillop Boulevard (County Road 546), 130' Right-of-Way, Principal Arterial Airport Drive, 65' 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) of the Zoning Ordinance, screening devices shall be placed along any property line or district boundary between any single family zoning or use and any non-residential use. Since the proposed development is adjacent to residential properties, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Director of Planning or by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-132 through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is requesting to utilize a living plant screen along the southern property line and a portion of the western property line. The living screen, which would extend north from the southwest corner of the property for approximately 530 feet, is composed of canopy trees every 40 feet as well as a continuous row of evergreen shrubs adjacent to the single family use. This living screen would also extend along the southern property line adjacent to the single family use and zone.

Although a living plant screen may be approved by the Director of Planning under certain conditions, the proposed living screening does not fall within the conditional parameters for approval without a variance by the Planning and Zoning Commission.

The Zoning Ordinance states that a variance to the required screening 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.

Staff is of the opinion that the proposed trees and evergreen shrubs will adequately screen and provide a softer screening effect to the proposed development from the adjacent single family residences, as such, Staff recommends approval of the variance.

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.

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 Airport Drive
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. 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.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ord. No. 2020-01-005](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)