



**20-0026SP3**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development (Collin Square), Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75

**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:** February 9, 2021

**DEPARTMENT:** Development Services - Planning Department

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

**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.
2. The applicant receive approval to deviate from the required build-to lines for buildings 1-4 and building 8 as shown on the site plan, attached.
3. The applicant receive approval to deviate from the required building zones for the multi-family residential buildings as shown on the site plan, attached.
4. The applicant revise the landscape plan to address the trees in conflict with the Fire Department's aerial apparatus.
5. The applicant revise the site plan to expand the width of a parking island to accommodate the fire hydrant and two FDC's as shown on the site plan, attached.

**APPLICATION SUBMITTAL DATE:** March 24, 2020 (Original Application)

October 12, 2020 (Revised Submittal)  
November 23, 2020 (Revised Submittal)  
December 28, 2020 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a site plan to construct a multi-family development on a portion of the property located at the southwest corner of Bloomdale Road and U.S. Highway 75.

Typically, site plans can be approved by Staff; however, the applicant is requesting deviations to the required build-to lines and building zones of the governing Planned Development District. These requests are detailed further below.

On January 12, 2021, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the January 26<sup>th</sup> meeting.

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**PLATTING STATUS:** The subject property is currently unplatted. A minor plat of the subject property must be approved prior to the commencement of any development activity on the subject property.

#### **ZONING:**

| <b>Location</b>  | <b>Zoning District (Permitted Land Uses)</b>  | <b>Existing Land Use</b>                  |
|------------------|---|---|
| Subject Property | "PD" - Planned Development District Ordinance No. 2013-10-099 (Commercial and Residential Uses)   | Undeveloped Land                          |
| North            | "PD" - Planned Development District Ordinance No. 1642 (Commercial and Residential Uses)  | Collin County Courthouse                  |
| South            | "LI" - Light Industrial District (Industrial Uses)  | United Ag & Turf                          |
| East             | "C" - Planned Center District (Commercial Uses)   | Landmark Equipment, Freedom Powersports   |
| West             | "PD" - Planned Development District Ordinance No. 1642 (Commercial and Residential Uses), "AG" - Agricultural District (Agricultural Uses), and "PD" - Planned Development District Ordinance No. 2020-02-014 (Multi-Family Residential Uses) | Undeveloped Land, Single Family Residence |

**BUILD-TO LINES:** The current zoning on the subject property requires that at least 50% of a building's façade shall be 20 feet from the property line when adjacent to a public right-of-way. Deviations from this requirement that are more than 10% may be approved by the Planning and Zoning Commission as part of the site plan approval process.

Currently, there are existing 30-foot water easements on both Justice Road and James Pitts Drive. Because of these existing easements along with the existing 100-year floodplain and erosion hazard setback, the 20-foot build-to line is not achievable for buildings 1, 2, 3, 4, and 8 as shown on the site plan. Given these site constraints, Staff is supportive of the requested deviation in the build-to lines.

**BUILDING ZONES:** The current zoning on the subject property requires that all façade articulations shall occur in a building zone between 20 to 50 feet of the property line when adjacent to a public right-of-way or between 18 to 60 feet of the drive aisle's curb when adjacent to a fire lane or mutual access easement. Deviations from this requirement that are more than 10% may be approved by the Planning and Zoning Commission as part of the site plan approval process.

#### Building 4

As a result of a recently approved flood study, the 100-year floodplain and erosion hazard setback prevents building 4 from being able to achieve a building zone between 20 to 50 feet of the property line. Furthermore, the 100-year floodplain and erosion hazard setback pushes building 4 north from the property line. As such, the applicant is also requesting a deviation from the building zone between 18 to 60 feet of the drive aisle's curb when adjacent to a fire lane or mutual access easement. Given the site's constraint with the floodplain, Staff is supportive of these requested deviations.

#### Interior Buildings

The applicant is also requesting a deviation from the building zone for all facades that are interior to the parking courts as shown on the site plan. The applicant's intent is to create a more urban development as shown and envisioned on the Master Development Plan of the zoning's development regulations by bringing the buildings closer to the internal drives of the parking courts. Given that these internal drives are required to be fire lanes, the building zone between 18 to 60 feet is then required. Given that the applicant is trying to keep with the intent of the Master Development Plan included in the zoning, Staff does not have any objections to this request.

### **ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 75, Variable Width Right-of-Way, Major Regional Highway  
Bloomdale Road, Variable Width Right-of-Way, Principal Arterial  
Justice Road, 65' Right-of-Way, Collector  
James Pitts Drive, Variable Width 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:** 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.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant submitted a tree survey, subject to review and approval of the City's Landscape Architect.

**PUBLIC IMPROVEMENTS:**

|                       |  |
|-----------------------|--|
| Sidewalks:            | Required along James Pitts Drive and Justice Road  |
| 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: | 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](#)  
[Ex. PD Ord. 2013-10-099](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)