



**20-0010SP**

**TITLE:** Consider/Discuss/Act on a Site Plan for an Office / Warehouse Development, Located on the West Side of McDonald Street (U.S. Highway 5) and Approximately 300 Feet North of Wilmeth Road

**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:** June 22, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Joe Moss, Planner I  
Caitlyn Strickland, 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 July 20, 2021.

**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:** February 2, 2020 (Original Application)  
March 23, 2020 (Revised Submittal)  
May 26, 2021 (Revised Submittal)  
June 14, 2021 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct 44,356 square feet of office

and warehouse space in 3 buildings on the 4.37 acre parcel located on the west side of State Highway 5 (McDonald Street) and approximately 300 feet north of Wilmeth Road.

Typically, site plans can be approved at the staff level; however, the zoning on the subject property requires that the site plan be considered and approved by the Planning and Zoning Commission and City Council. The applicant is not seeking any variances as part of the proposed site plan.

**PLATTING STATUS:** The subject property is currently unplatted. An associated preliminary-final plat will be required. 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 | "PD" Planned Development District 1451 (Industrial Uses)                    | Undeveloped Land                     |
| North            | "PD" Planned Development District 1451 (Industrial Uses)                    | MCD Industries                       |
| South            | "PD" Planned Development District 1451 (Industrial Uses)                    | Undeveloped Land                     |
| East             | "PD" Planned Development District 1995-04-21 (Multifamily Residential Uses) | Kinwood Apartments, Undeveloped Land |
| West             | "LI" Light Industrial District (Industrial Uses)                            | Wilmeth Industrial Center            |

**ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 5 (McDonald Street), variable width Right-of-Way, Major Arterial

**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.

**ARCHITECTURAL STANDARDS:** The applicant will be 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 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 State Highway 5 (McDonald Street)   |
| 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. 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 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. No. 1451](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)