



21-0029SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception for the Site Plan for the East Louisiana Street Parking Lot, Located at 400 East 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: September 14, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Caitlyn Strickland, Planning Manager
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 subject to the following condition(s):

1. The applicant receive approval of the following Design Exceptions to:
 - a. Allow driveway access off a Priority "A" Street.
 - b. Allow a driveway throat length of more than 24ft.

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: April 26, 2021 (Original Application)

June 16, 2021 (Revised Submittal)

ITEM SUMMARY: On behalf of the City of McKinney, the request is to approve design exceptions for the proposed site plan for the East Louisiana Street Parking Lot.

PLATTING STATUS: The subject property is currently platted as multiple lots. An amending plat of the entire subject property must be approved prior to the commencement of any development activity.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MTC" McKinney Town Center District (Commercial and Residential Uses)	Vacant (Formerly Mobile Homes)
North	"MTC" McKinney Town Center District (Commercial Uses)	Former Mill
South	"RS-60" Single Family Residence District (Single Family Residential Uses)	Single Family Residence
East	"MTC" McKinney Town Center District (Commercial Uses) and "RS-60" Single Family Residence District (Single Family Residential Uses)	Proposed TUPPS Brewery Single Family Residence
West	"MTC" McKinney Town Center District (Commercial and Residential Uses)	DART Railway

ACCESS/CIRCULATION:

Adjacent Streets: E. Louisiana Street, 80' Right-of-Way, Town Thoroughfare
Greenville Road, Variable Width Right-of-Way, Town Thoroughfare
Andrews Street, 40' Right-of-Way, Residential Street
Green Street, 40' Right-of-Way, Residential Street

Internal Circulation: Fire lanes have been provided on site in accordance with the Fire Marshalls office for internal circulation.

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. With the proposed use of a parking lot, dumpsters will not be required on site.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Per Building Form and Development Standards of the Transit Village Edge Character District of the MTC, any frontage along a Pedestrian Priority “A” or B” not defined by building or driveway within the build-to-zone shall be defined by a street screening device. The applicant has satisfied all screening requirements as specified in the “MTC” - McKinney Town Center Zoning District.

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.

BUILDING SITE AND DESIGN STANDARDS: Within the “MTC” - McKinney Town Center Zoning District, the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance do not apply. The applicant is instead responsible for meeting the requirements of the Building Site and Design Standards of the MTC. With the submission of a site plan, the MTC requires that elevations are provided and approved with the site plan. The proposed site plan is to allow for the construction of a public parking lot. As such, no building elevations are proposed.

DESIGN EXCEPTION: A Design Exception is a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards, beyond minor deviations specified in the Minor Modifications section of the “MTC” - McKinney Town Center Zoning District. All requests for a Design Exception are forwarded to the Planning and Zoning Commission for discretionary approval.

In reviewing any site plan applications or Design Exception requests, the Planning and Zoning Commission shall use the following criteria:

- 1) The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- 2) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 3) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;

4) The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and

5) Considerations of health and welfare of the general public.

Staff is of the opinion that the alternative site designs proposed by the applicant should help to ensure that the overall form and character of the development still meets the intent of the Transit Village Edge District of the MTC.

The proposed access off of a Priority “A” Street (E Louisiana Street) will allow for a more direct and accessible entrance to public parking lot for residents and visitors to this area of McKinney. Also, by accessing off of the Priority “A” Street, this will not require a heavier flow of traffic through the residential neighborhoods that are located along the route of the Priority “B” Street that this property has access to.

The proposed throat depth of 30 feet will allow for safer access for residents and visitors to the proposed parking lot. The MTC allows for a 30ft driveway width for truck access only. The allowance of the additional 6ft will ensure that anyone that is accessing the public parking lot will have ample room to access it, regardless of what vehicle they are driving.

Given these factors, staff recommends approval of the proposed site plan and design exception requests

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[MTC Zoning District](#)
[Proposed Site Plan](#)
[Proposed Landscape Plans](#)
[Presentation](#)