



22-0090SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Encore Wire Plant 8, Located at 1300 Millwood 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: April 11, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Lexie Schrader, Planner I
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 with the following conditions:

1. The applicant receive approval of a variance to Section 146-132(3)(j)(1.) - (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement that all rooftop equipment be screened from right-of-way and adjacent residential property.

APPLICATION SUBMITTAL DATE: August 22, 2022 (Original Submittal)
October 20, 2022 (Revised Submittal)
November 29, 2022 (Revised Submittal)
January 23, 2023 (Revised Submittal)
January 31, 2023 (Revised Submittal)
March 9, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an approximately 340,800 square foot manufacturing facility at 1300 Millwood Road. This site plan was submitted

prior to the Unified Development Code being adopted and was reviewed under the previous code.

Typically, site plans can be approved at the staff level; however, the applicant has requested a variance from screening requirements, which require consideration by the Planning and Zoning Commission for approval. The applicant has requested a variance from Section 146-132(3)(j)(1.) - (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to waive the requirement for rooftop equipment to be screened from public right-of-way and adjacent residential property.

PLATTING STATUS: The subject property is currently split between several platted lots - Home Interiors and Gifts Addition, Lot 1R, Block A; Encore Wire LTD Two Addition, Block B, Lot 3; and Encore Wire LTD Two Addition, Block B, Lot 1. An updated 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	"ML" - Light Manufacturing (Industrial Uses), "PD" - Planned Development (Industrial Uses)	Undeveloped Land, Existing Encore Wire facility
North	"RS-60" - Single Family Residence (Residential Uses), "MH" - Heavy Manufacturing (Industrial Uses), "PD" - Planned Development (Industrial Uses)	Existing Single Family, Existing Encore Wire facility
South	"RS-60" - Single Family Residence (Residential Uses)	Existing Single Family
East	"PD" - Planned Development (Industrial Uses)	Existing Encore Wire facility
West	"ML" - Light Manufacturing (Industrial Uses)	Existing Encore Wire facility

ACCESS/CIRCULATION:

Adjacent Streets: Elm Street Millwood Road

PARKING: The applicant is currently working on a parking agreement with staff to ensure the development meets the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) 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.

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, mechanical and heating and air conditioning equipment shall be screened from view from the public right-of-way and from adjacent residential property. The applicant is requesting a variance to waive the requirement that all rooftop HVAC equipment be screened from right-of-way and adjacent residential property. The equipment is proposed to be oriented toward the interior of the site adjacent to existing Encore Wire buildings and farther away from the public right-of-way and existing residential uses. It should be noted that the start of the proposed building is approximately 140 feet away from the nearest residential lot.

Due to the size of the proposed building and proposed location of the rooftop equipment being oriented away from the existing residential and public right-of-way to the north, staff recommends approval of the variance request.

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 required due to the location of this project being in the Historically Significant Area (HSA).

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 Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks:	Not applicable
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

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](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)