



21-0044SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Industrial Development (Becknell Industrial Facility), Located at 600 McIntyre 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: Kaitlin Sheffield, CNU-A, Senior Planner
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The Planning and Zoning Commission will be the final approval authority for the requested screening variance.

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 of a variance to Section 146-132(3)(g) (Fences, walls, and screening requirements) to waive the required screening device for bay doors oriented towards non-industrial properties.

APPLICATION SUBMITTAL DATE: June 15, 2021 (Original Application)
September 28, 2021 (Revised Submittal)
March 10, 2022 (Revised Submittal)
April 26, 2022 (Revised Submittal)
June 10, 2022 (Revised Submittal)
June 18, 2022 (Revised Submittal)

January 31, 2023 (Revised Submittal)
March 30, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a site plan to construct 3 buildings totaling approximately 525,000 square feet for light industrial uses located on the south side of McIntyre Road and approximately 1,100 feet east of State Highway 5 (McDonald Street). Please note that this site plan was submitted prior to the Unified Development Code adoption and was reviewed under the previous code requirements.

Typically, site plans can be approved by Staff; however, the applicant is requesting a variance for the required screening for bay doors. This request is detailed further below.

PLATTING STATUS: The subject property is currently final platted as Lot 1, Block 1 of the McKinney/Highway 5 Industrial Park Addition. A replat of the subject property has been approved with conditions for the proposed development.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" - Light Manufacturing District (Industrial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1619 (Light Manufacturing and Office Uses)	Undeveloped Land
South	"ML" - Light Manufacturing District (Industrial Uses)	TYG - Tong Yang Group
East	"AG" - Agricultural (Agricultural Uses)	Undeveloped Land
West	"AG" - Agricultural (Agricultural Uses), "LI" - Light Industrial District (Industrial Uses), and "ML" - Light Manufacturing District (Industrial Uses)	Conley Commons, Undeveloped Land

SCREENING REQUIREMENTS: All bay doors oriented towards non-industrial properties are required to be screened from view of the adjacent property by a 6-foot masonry wall or a 6-foot tubular steel or wrought iron fence with masonry columns and evergreen shrubs. The applicant is requesting to waive the required screening device along the eastern property line adjacent to the Southern Pacific Railroad. A variance may be granted during site plan approval if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section 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 supportive of the applicant's request as the proposed bay doors are a minimum of 290 feet away from the property line to the east and the Southern Pacific Railroad runs north/south directly adjacent to the subject property. The screening device is typically required given that the railway is currently zoned "AG" - Agricultural District. Staff feels that waiving the required screening device will not negatively impact the adjacent properties. As such, staff recommends approval of the variance request.

Additionally, 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.

PARKING: The applicant has satisfied all other minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: McIntyre Road, 80' Width Right-of-Way, Major Arterial

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.

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 Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks:	Not Required
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. 2020-12-091)
Utility Impact Fees:	Applicable (Ordinance No. 2020-12-092)
Median Landscape Fees:	Applicable
Park Land Dedication Fees:	Applicable
Pro-Rata:	As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing(s), 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](#)