



**22-0020SP**

**TITLE:** Consider/Discuss/Act on a Site Plan for Indoor Commercial Amusement (Tivona Event Center), Located at the Southwest Corner of South Lake Forest Drive and Virginia Parkway

**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:** March 12, 2024

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jake Bennett, Planner II  
Caitlyn Strickland, AICP, 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 April 2, 2024.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following condition:

1. The applicant file a shared parking agreement for 98 spaces that will be shared between Lots 1-3.

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 21, 2022 (Original Application)  
June 1, 2022 (Revised Submittal)  
July 19, 2023 (Revised Submittal)  
September 15, 2023 (Revised Submittal)  
September 29, 2023 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 46,704 square foot indoor commercial amusement use (Tivona Event Center) on 14.01 acres at the southwest corner of South Lake Forest Drive and Virginia Parkway.

Typically, site plans can be approved at the staff level; however, the existing “PD” - Planned Development Zoning District for the subject property requires that a site plan be reviewed by the Planning and Zoning Commission and City Council and approved according to the procedures of the Zoning Ordinance.

This site plan is being reviewed under Chapter 146 (Zoning Regulations) of the McKinney Code of Ordinances, as it was submitted prior to the adoption of the Unified Development Code (UDC) on November 15, 2022.

**PLATTING STATUS:** The subject property is currently unplatted. A final 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 (Commercial Uses)	Undeveloped Land
North	“PD” - Planned Development District (Commercial and Residential Uses)	Multi-Tenant Commercial Building, 7-Eleven, The Villages of Lake Forest Phase 1
South	“PD” - Planned Development District (Residential Uses)	Stone Brook Crossing Phase 1
East	“O” - Office District (Office Uses)	Undeveloped Land
West	“PD” - Planned Development District (Commercial and Residential Uses)	Multi-Tenant Office Building

**ACCESS/CIRCULATION:**

Adjacent Streets: Virginia Parkway, 6-Lane Right-of-Way, Major Arterial South Lake Forest Drive, 4-Lane Right-of-Way, Greenway 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 the minimum landscape requirements as specified within 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 Virginia Parkway
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:	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 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 or Commission.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1997-05-34](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)