



24-0041SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan (Service Street Auto), Located at 4051 South Lake Forest Drive

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: January 14, 2025

DEPARTMENT: Development Services - Planning Department

CONTACT: Stewart Starry, Planner I
Caitlyn Strickland, AICP, 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 the following:
 - a. A Design Exception to Section 206A.5.c of the Unified Development Code (UDC) to reduce the required tree planting ratio within the street buffer from 1:40 linear feet to 1:136 linear feet.
2. The applicant revise the Landscape plan to:
 - a. Reflect the updated tree planting ratio requirement within the street buffer.
 - b. Update the landscape calculations table to accurately reflect the revised required and provided tree counts.

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: June 03, 2024 (Original Application)

August 13, 2024 (Revised Submittal)
September 18, 2024 (Revised Submittal)
November 05, 2024 (Revised Submittal)
December 11, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant proposes to construct a 4,400 square foot Minor Vehicle Repair use (Service Street Auto) on 0.99 acres at 4051 South Lake Forest Drive.

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	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District (Commercial Uses)	Gas Station
South	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
East	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
West	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: McKinney Ranch Parkway, 124' Right-of-Way, Major Arterial South Lake Forest Drive, 124' Right-of-Way, Major Arterial

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 206E (Vehicle Parking and Loading) of the Unified Development Code.

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 206E (Vehicle Parking and Loading) of the Unified Development Code.

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 landscaping requirements as specified within Section 206A (Landscaping) of the Unified

Development Code; however, has requested Design Exceptions to reduce the required tree planting ratios within the street buffer.

Pursuant to Section 206C.6.b (Landscaping - Design Exceptions) and Section 203G.1 (Design Exceptions), the Planning and Zoning Commission may approve a Design Exception if:

- There is a compelling reason why the existing standard cannot be satisfied;
- The Design Exception will not have an adverse impact on adjacent existing or future developments;
- The Design Exception will not have an adverse impact on the public health, safety, and general welfare;
- The Design Exception is not proposed to reduce financial costs or serve as a convenience to the applicant; and
- The Design Exception complies with all additional standards outlined in the specific section from which the Design Exception originates.

Typically, a street buffer is required where a proposed development shares its boundary with a public right-of-way and canopy trees must be planted within the street buffer area. Although the applicant proposes to provide the street buffer along its frontage with McKinney Ranch Parkway, they have requested a Design Exception to reduce the number of street canopy trees provided along McKinney Ranch Parkway.

The subject property contains a 50-foot wide gas easement running along its northern boundary, adjacent to McKinney Ranch Parkway. This gas easement fully encompasses the required 20-foot street buffer and prohibits the planting of trees within the area. In cases where the city's tree planting requirements have unavoidable conflicts with utility easements, the UDC allows for the required trees to be planted adjacent to the required buffer. The applicant is not able to plant trees within the area adjacent to the buffer so has, instead, requested a Design Exception.

As proposed, the applicant would modify the tree planting ratio from 1 tree per 40 linear feet to 1 tree per 136 linear feet and provide the tree directly adjacent to the gas easement. In addition, as mitigation for the lack of trees within the street buffer, the applicant has committed to planting 4 additional trees throughout the parking lot, bringing the total number of parking lot trees on-site to 10.

Staff has considered the challenges presented by the gas easement, the relatively narrow frontage of the lot, and the mitigations proposed by the applicant. We feel that the reduced tree planting ratio should have minimal impact on the overall streetscape of McKinney Ranch Parkway. As such, we recommend approval of the requested design exception.

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 206C (Screening of the Unified Development Code).

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 206F (Architectural Standards) of the Unified Development Code. 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 McKinney Ranch Parkway
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 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/has not received any

citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. Ord. No. 2024-07-054](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)