

Planning and Zoning Commission Meeting Minutes of January 12, 2016:

15-285SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request for a Car Wash (McKinney Car Wash), Located at the Southwest Corner of Eldorado Parkway and Hudson Crossing

Ms. Eleana Galicia, Planner for the City of McKinney, stated that an e-mail from a citizen regarding this request had been distributed to the Commission prior to the meeting. She explained the proposed specific use permit and site plan request. Ms. Galicia stated that the applicant was also requesting a variance to allow the proposed bay door for the drive thru car wash to be oriented towards public right-of-way (Eldorado Parkway). She stated that typically variances were requested during the site plan review process; however, since a site layout exhibit was required for the specific use permit request Staff had combined the site plan and specific use permit into one request. Ms. Galicia stated that approval of the specific use permit shall also constitute approval of the site plan for the proposed car wash. She stated that Staff recommended approval of the proposed specific use permit and site plan to allow for a car wash as conditioned in the Staff report. Ms. Galicia offered to answer questions. There were none.

Mr. Ed Arshouk, MA Engineering & Construction, 99 Regency Pkwy., Ste. 11, Mansfield, TX, offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Egan, seconded by Alternate Commission Member Mantzey, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Egan stated that he did not necessarily disagree with having a car wash at this location and the architectural renderings provided showed a really nice addition. He stated that to the east of this location there was a Sonic restaurant and to the west there was a Braum's restaurant. Commission Member Egan questioned whether a car wash at this location would be a compatible use with the nearby restaurants. Alternate Commission Member Mantzey stated that the nearby Sonic restaurant would have been noticed about this request and had not officially objected to having a car wash at this location. Commission Member Kuykendall stated that the Sonic was located across a four-lane street with a median in the center of the lanes.

On a motion by Commission Member Cobbel, seconded by Alternate Commission Member Mantzey, the Commission voted to recommend approval of the specific use permit and site plan request as recommended by Staff, with a vote of 6-1-0. Commission Member Egan voted against the motion.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 2, 2016.