

**Planning and Zoning Commission Meeting Minutes of January 24, 2017:**

**16-024SP4 Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash (EchoPark McKinney), Located Approximately 430 Feet South of Bray Central Drive and on the West Side of Central Circle**

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed site plan request to construct a 22,000 square foot building for automobile sales, repair, and a detached car wash. She stated that site plan could typically be approved by Staff; however, the governing planned development ordinance requires approval by the Planning and Zoning Commission and City Council. Ms. Quintanilla stated that the applicant also requested approval of a living plant screen for the proposed overhead doors and overnight parking spaces facing Central Circle. She stated that on April 19, 2016, the City Council voted unanimously to approve the site plan; however, the applicant had since modified the layout and square footage of the building and therefore it is back for approval. Ms. Quintanilla stated that the applicant was required to screen the proposed overhead door for the car wash, the appraisal booth overhead door, the service bays located on the east side of the building, and the overnight parking spaces from Central Circle. She stated that the applicant had proposed a living plant screen, composed of Nellie R. Stevens Holly, to be 6' in height at the time of planting and had placed these living plant screens at various locations on the site. Ms. Quintanilla stated that it was Staff's professional opinion that the proposed locations for the living screens had been strategically placed to effectively screen the overhead doors and overnight parking spaces. She stated that the landscaping associated with the display parking area

and the distance of approximately 400' from Central Circle would help reduce visibility of the overnight parking spaces as well as the service bays on the building. Ms. Quintanilla stated that Staff recommended approval of the proposed site plan and the applicant's request to use a living screen in the requested areas on site. She offered to answer questions. There were none.

Mr. Duane Ensor, Freeland & Kauffman, Inc., 507 Bennett St., Greenville, SC, concurred with the Staff report and 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 McCall, seconded by Commission Member Cobbel, the Commission voted unanimously to close the public hearing and approve the site plan as conditioned in the Staff report, with a vote of 6-0-0.