

Planning and Zoning Commission Meeting Minutes of December 11, 2018:

18-0013SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Car Wash and Automotive Repair, Located Approximately 600 Feet South of Virginia Parkway and on the West Side of Custer Road. Mr. David Soto, Planner I for the City of McKinney, explained the specific use permit request. He stated that the applicant is requesting approval of a specific user permit (SUP) to allow for a car wash and automotive repair facility. Mr. Soto stated that the zoning for the subject property "C2" – Local Commercial District requires that a specific use permit be granted in order for an automotive repair facility and car wash to operate on the subject property. He stated that Staff took photographs of the surrounding area and included them in the Staff Report. Mr. Soto stated that in addition to the specific use permit (SUP) the applicant is requesting to utilize living plant screens, composed of Nellie R. Stevens and Little Gem Magnolia, to screen the overhead doors from public right-of-way and the adjacent non-residential property. He stated that it is Staff's professional opinion that the location of the living plant screens have been placed to effectively screen the overhead doors from view of the public right-of-way (Custer Road) and the adjacent properties to the north, west, and south. Mr. Soto stated that Staff has evaluated the request and recommends approval, since the proposed use is compatible with existing land uses of the adjacent properties. He

offered to answer questions. Commission Member Haeckler asked if there is a minimum size requirement on the living plants being proposed for screening. Mr. Soto stated that they were proposing that the Nellie R. Stevens and Little Gem Magnolia would be 6-foot or taller at time of planting. Vice-Chairman Mantzey stated that some of the screening recently proposed on other cases have seemed inadequate in actually screening those sites. Mr. Soto stated that the requirement is that the plantings be a minimum of three-foot or taller at time of planting. He stated that the landscape plan showed the plantings would be a minimum of six feet at time of planting. Commission Member Haeckler asked if there was a spacing requirement for the living plant screening materials. Mr. Soto stated that Staff will take the spacing into consideration. He stated that the applicant is showing that they would be fairly close together on the landscape plan. Commission Member Smith asked if there was a requirement that any planting that becomes diseased or dies to be replaced. Mr. Soto stated that they would need to be in conformance with the approved landscape plan and any missing or dead planting material would need to be replaced. He stated that the City of McKinney Code Enforcement Department would respond to any complaints that the area was not properly screened. Mr. Binson Ly, 8716 Denstone Drive, McKinney, TX, concurred with the Staff Report and offered to answer questions. Commission Member Kuykendall asked for clarification on the screening of the proposed car wash and lube service.

Mr. Ly stated that they propose to provide oil changes and inspections at this location. He stated that they oriented the proposed building, so that the bay doors would not face Custer Road. Commission Member Kuykendall asked about noise levels and if they would be changing tires at the proposed development. Mr. Ly stated that the proposed building would strictly be doing oil changes, state inspections, and possibly some light brake work. He stated that they would not be doing any tire changes. Mr. Vincent Jarrard, Eurythmic Design Group Architects, 1170 Preston Road, Dallas, TX, stated that they like to use the proposed Little Gem Magnolias as screening, since they grow up to 10 – 15 feet at maturity. He stated that they will be six-feet at time of planting and would be spaced approximately four-foot apart. Mr. Jarrard stated that should provide a nice, tight screen. He stated that they oriented the proposed building so that the bay doors were not facing Custer Road. Mr. Jarrard stated that it would look like once structure with the lube portion of the building would be connected by an entry canopy to the main building. He stated that there were also deed restrictions limiting the maximum height to 22 feet. Mr. Jarrard stated that they would need to abide by the existing esthetics for the development. He stated that they were planning to keep the scale small and compatible with the surrounding residential development across from Custer Road. Mr. Jarrard stated that the decibel level along Custer Road would be much higher than what would be produced by this proposed development. He offered to answer

questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Alternate Commission Member Franklin, the Commission unanimously voted to close the public hearing and recommend approval of the specific use permit as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the January 15, 2019 City Council meeting.