

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Danielle Quintanilla, Planner I

**SUBJECT:** 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.

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the February 7, 2017 meeting.

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

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

Prior to issuance of a building permit:

2. The applicant receive approval of a living plant screen (Composed of Nellie R. Stevens Holly 6' at the time of planting) for the overhead door for the car wash facing Central Circle;
3. The applicant receive approval of a living plant screen (Composed of Nellie R. Stevens 6' at the time of planting) for the overhead doors for the service bays located on the east side of the building and the overnight parking spaces oriented towards Central Circle; and
4. The applicant receive approval of a living plant screen (Composed of Nellie R. Stevens 6' at the time of planting) for the overhead door for the appraisal booth located on the south side of the proposed building facing Central Circle.

**APPLICATION SUBMITTAL DATE:** December 13, 2016 (Original Application)  
December 21, 2016 (Revised Submittal)  
December 28, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 22,021 square foot building for Automotive Sales and Repair and a detached car wash (EchoPark McKinney), located

approximately 430 feet South of Bray Central Drive and on the West Side of Central Circle.

Site plans can typically be approved by Staff; however, the governing planned development ordinance requires the site plan to be approved by the Planning and Zoning Commission and City Council. The applicant is also requesting approval of a living plant screen for the proposed overhead doors and overnight parking spaces facing Central Circle, which is detailed further below.

On April 19, 2016, the City Council voted unanimously to approve the site plan, however the applicant has since modified the layout and square footage of the building. On January 10, 2017, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item until the January 24, 2017 meeting due to a noticing error. Staff has re-noticed this item accordingly.

**PLATTING STATUS:** The subject property is currently platted as Lot 2R, Block A of the Bray Central Two Addition. A minor replat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Undeveloped Land
North	"PD" – Planned Development District Ordinance No. 1563 (Commercial Uses) and "CC" – High Rise Corridor Commercial Overlay District	Mercedes-Benz of McKinney
South	"PD" – Planned Development District Ordinance No. 1563 (Commercial and Office Uses), "SUP" – Specific Use Permit Ordinance No. 2000-02-016 (Commercial Uses), and "CC" – High Rise Corridor Commercial Overlay District	The Blue Goose Cantina, The Hampton Inn Hotel, and Allied Central Office Park
East	"PD" – Planned Development District Ordinance No. 1563 and "PD" – Planned Development District Ordinance No. 2003-10-090 (Commercial Uses)	Wal-Mart

West	“PD” – Planned Development District Ordinance No. 2006-10-112 (Commercial Uses), and “CC” – High Rise Corridor Commercial Overlay District	Towne Crossing Shopping Center
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**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 75 (North Central Expressway), Variable Right-of-Way, Major Regional Highway

Central Circle, 60’ Right-of-Way, Collector Roadway

**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 all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

**SCREENING REQUIREMENTS:** Per Section 146-132 (Fencing, walls, and screening requirements), loading docks, bay doors, and vehicles awaiting repair for more than 24 hours or after the close of business shall be required to be screened from the view of public right-of-way. Since the proposed overhead doors for the car wash, the appraisal booth, service bays located on the east side of the building, and overnight parking spaces are visible from Central Circle the applicant is required to screen the overhead doors and overnight parking spaces with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission and/or City Council. The applicant has proposed a living plant screen (Composed of Nellie R. Stevens Holly 6’ at the time of planting). Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;

- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant has proposed a living screen (composed of Nellie R. Stevens Holly 6' at the time of planting) at various locations on-site to effectively screen the overhead doors for the car wash, appraisal booth, service bays and the overnight parking spaces from the view of public right-of-way (Central Circle).

The applicant has proposed to screen the overhead door for the car wash with an evergreen living screen (composed of Nellie R. Stevens Holly 6' at the time of planting) located along Central Circle. In addition, the applicant has proposed to screen the overnight parking spaces, the overhead door for the service bays, and the overhead door for the appraisal booth with an evergreen living screen (composed of Nellie R. Stevens Holly 6' at the time of planting) located in front of each location.

It is Staffs' professional opinion that the proposed locations for the living screen (composed of Nellie R. Stevens Holly 6' at the time of planting) have been strategically placed to effectively screen the overhead doors and overnight parking spaces from the view of public right-of-way (Central Circle). The landscaping associated with the parking lot will further reduce the visibility of the overnight parking spaces and the overhead doors associated with the building from view of public right-of-way (Central Circle). Furthermore, the overnight parking spaces will be located approximately 400 feet from public right-of-way (Central Circle), and the view of the overnight parking spaces will be obstructed by the Car Display (approximately 205 spaces) located in between the overnight parking spaces and Central Circle. As such, Staff recommends approval of the applicant's request to use a living screen in the requested areas on site.

The applicant has satisfied all other 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 the 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 Central Circle and U.S. 75 (North Central Expressway)
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. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
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 comments in support of or in opposition to this request.

**ATTACHMENTS:**

- PZ Minutes
- Standard Conditions for Site Plan Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation