

Planning and Zoning Commission Meeting Minutes of March 25, 2014:

14-044Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by American Auto Spa, on Behalf of Lett Lane Group L.L.C., for Approval of a Request to Rezone Less than 1 Acre from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Custer Road and Westridge Boulevard

Mr. Steven Duong, Planner for the City of McKinney, explained the proposed rezoning request. He stated that Staff recommends approval of the proposed zoning request with the special ordinance provisions # 1 - 3 listed in the staff report. Mr. Duong stated that Staff recommends denial of the two additional special ordinance provisions # 4 and 5 requested by the applicant that request for a reduction in the landscape buffer from twenty (20) feet to ten (10) feet along Custer Road and allowing the bays or bay doors of the proposed car wash be oriented towards Custer Road.

Chairman Franklin asked Staff if there were other car washes in the area that have bays or bay doors oriented towards the street. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that there were some and explained that these car washes typically had additional screening to block the view of the bays or bay doors from the street view.

Chairman Franklin asked if additional landscaping could be required on the project. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Staff felt it would be difficult to install additional landscape screening on the property if the applicant's special ordinance provision request to reduce the landscaping buffer from twenty (20) feet down to ten (10) feet was granted.

Vice-Chairman Bush asked for the dimension of the lot. Mr. Opiela stated that it was about 136 feet along Custer Road and about 185 feet along Westridge Boulevard. He stated that the property was approximately 0.62 acres. Mr. Opiela stated that a Westridge monument sign was taking up a portion of the property as well.

Commission Member Thompson asked what was located behind this property. Mr. Opiela said a daycare facility. He also stated that a retail center was located to the north and a veterinary clinic was located to the south of this property.

Commission Member Thompson stated that the car wash bays or bay doors could still be facing a street if the applicant changed the layout of the car wash since the property was on a corner. Mr. Opiela stated that was correct.

Mr. Benny Robinson, 9839 Planters Row, Frisco, TX, explained the rezoning requests and the special ordinance provision requests. He explained that the Westridge monument sign took up a 60 feet x 65 feet portion of the property on the southwest corner. Mr. Robinson stated that the area around the monument sign was heavily landscaped. He explained that most car wash bays and bay doors were oriented towards the street and gave examples of car washes in the area.

Vice-Chairman Bush asked if the applicant would be willing to move the proposed equipment room 10 feet to the west on the property, so they would not need to reduce the landscaping buffer on the east side of the property. Mr. Robinson was willing to make that change, so that there would be a twenty (20) foot landscape buffer on the east side of the property.

Commission Member Stevens stated that he would like to see an increased landscaping buffer to help block the view from the street of the bays or bay doors of the

car wash. Mr. Robinson stated that he plans to install additional landscaping on the property. Mr. Opiela stated that the proposed landscaping would not fully screen the view from the street of the bays or bay doors. Mr. Robinson felt that the proposed architectural designs for the building would help improve the view of the proposed car wash from the street. Chairman Franklin stated that the conceptual plan of the car wash looked like it would be one of the best looking car washes in McKinney. Chairman Franklin asked if the exterior of the car wash would be completely brick. Mr. Robinson said yes and that it would have a clay tile roof.

Commission Member Gilmore asked about the entrance to the property. Mr. Robinson stated that there was an entrance on Westridge Boulevard and also a location where you could turn in from Custer Road. Commission Member Gilmore expressed concerns about possibly having a backup of cars waiting for a car wash in the fire lane near Westridge Boulevard. Mr. Robinson stated that the car wash equipment could be adjusted to handle up to 80 - 90 cars per hour; however, he expected it to handle up to 40 - 50 cars per hour on most days.

Commission Member Gilmore asked Staff if they were okay with the traffic patterns. Mr. Quint stated that this was a conceptual drawing and could change by the time the applicant submits a site plan; therefore, Staff was not able to answer his question.

Vice-Chairman Bush asked about the stacking requirements for a car wash. Mr. Opiela stated that a full-service car wash required seven stacking spaces and they would start at the kiosk's pay stations. Chairman Franklin asked if it was seven stacking spaces per lane. Mr. Opiela said yes.

Mr. Ralph Nasca, 1702 S. Highway 121, Suite # 406, Lewisville, TX, explained the proposed rezoning request. He stated that they are proposing an express car wash where there would be two kiosks that allow the customer to pick which car wash option they want to purchase and make their payment. He stated that each kiosk could handle up to 60 cars per hour.

Vice-Chairman Bush asked if the seven car requirement would require 140 feet and would not allow the cars to back up onto a fire lane. Mr. Opiela stated that was correct. Mr. Robinson stated that there would be two lanes for the kiosks; however, only one lane for the car wash. He felt that they only needed to provide stacking for seven cars on the site and that there should be enough room provided in the two kiosk lanes to meet the requirement.

Chairman Franklin opened the public hearing and called for comments.

Dr. Paul Hamilton, Lett Lane Group, L.L.C., 7707 San Jacinto Place, Suite # 300, Plano, TX, stated that he was the current owner of the proposed property. He stated that he also owned the property where the fire lane was proposed and that Kids R Kids had an access easement on it. Dr. Hamilton suggested that photinias be planted as part of the landscape screening for the bays or bay doors.

On a motion by Commission Member Thompson, seconded by Commission Member Gilmore, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

On a motion by Commission Member Osuna, seconded by Vice-Chairman Bush, the Commission unanimously voted to recommend approval of the rezoning request as recommended by the applicant with the special ordinance provisions # 1, 2, 3, and 5

listed in the staff report and a recommendation of denial on the special ordinance provision # 4 , removing the provision to reduce the required landscaping buffer for a single lane, fully automated car wash use along Custer Road from twenty (20) feet to ten (10) feet, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 15, 2014.