



**16-024SP4**

**TITLE:** 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

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** January 24, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

**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.

**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.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 01.10.pdf](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)