



17-071SP

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Carwash (Express Carwash), Located Approximately 465 Feet East of Custer Road and on the North Side of Stacy Road

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

**MEETING BODY:** Planning and Zoning Commission

**DATE:** April 25, 2017

**CONTACT:** Brian Lockley, Director of Planning, AICP, CPM  
Melissa Spriegel, Planner I

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

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

1. The applicant receive approval of a variance request to allow the overhead doors on the south side of the main building to be oriented toward public right-of-way (Stacy Road).
2. The applicant receive approval to utilize living plant screens to screen the overhead doors located on the north and south sides of the main building.
3. The applicant revise the site plan to extend the living screen on the south side of the main building, adjacent to Stacy Road, to the east.

Prior to issuance of a building permit:

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

**APPLICATION SUBMITTAL DATE:** March 13, 2017 (Original Application)  
March 30, 2017 (Revised Submittal)  
April 10, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 4,610 square foot carwash on 1.12 acres located approximately 465 feet east of Custer Road and on the north side of Stacy Road.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of variances to allow an overhead door to be oriented towards public right-of-way (Stacy Road). As part of this request, the applicant is requesting to utilize living plant screens (composed of Little Gem Magnolia) to screen the bay doors located on the north and south sides of the main building from Stacy Road and the adjacent property to the north. These requests are detailed further below.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 2, Block A of the Encore McKinney Addition. A record plat or plats, 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. 2013-08-075 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2013-08-075 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2013-10-098 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Aldi
East	"PD" - Planned Development District Ordinance No. 2013-08-075 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2013-08-075 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Stacy Road, Variable Width Right-of-Way, Principal Arterial

**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), bay doors in any retail district or retail PD district shall be oriented away from the street frontage. The Zoning Ordinance states that a variance can be granted during site plan approval to allow the bay doors to face public right-of-way, if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The applicant has proposed an approximately 11' overhead door on the south side of the main building to be oriented towards public right-of-way (Stacy Road). The applicant is requesting to utilize a living plant screen (detailed below) to screen the overhead doors. Given the location of the bay doors (100' distance from the right-of-way) and the proposed screening elements, Staff's professional opinion is that the proposed location for the bay doors should not have a negative impact on the surrounding land uses or have an adverse impact on future development of adjacent properties. As such, Staff has no objection to the variance request to allow the bay doors to be oriented towards public right-of-way.

As part of 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. The applicant is requesting to utilize living plant screens (Composed of Little Gem Magnolia) to screen the overhead doors on the north and south sides of the main building. 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 living plant screens (composed of Little Gem Magnolia) proposed by the applicant, are located within landscape buffers on the north and south sides of the main building. Staff is of the opinion that the proposed locations for the living plant screens have been strategically placed to effectively screen the overhead doors from the view of public right-of-way (Stacy Road) and the adjacent property to the north. As such, Staff recommends approval of the applicant's request to use living plant screens in the requested areas on site.

**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 stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

## **PUBLIC IMPROVEMENTS:**

Sidewalks:	Required along Stacy Road
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. 2017-02-021)
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.

## **SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)