



20-0012SUP3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: April 6, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Gibbon, Planner II

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the specific use permit.

APPLICATION SUBMITTAL DATE: December 15, 2020 (Original Application)
January 22, 2021 (Revised Application)
February 19, 2021 (Revised Application)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow for a car wash (Oasis Car Wash) located on the southwest corner of Collin McKinney Parkway and Lake Forest Drive.

The zoning for the subject property "C1" - Commercial Neighborhood District requires that a specific use permit be granted in order for a car wash to be operated on the subject property.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land

North	"C1" - Neighborhood Commercial District (Commercial Uses)	Shipley Donuts, Novopelle Med Spa, and Illume Dental
South	"PD" - Planned Development District 2008-07-070 (Multi-Family Residential Uses)	Bexley Lake Forest Apartments
East	"PD" - Planned Development District 2000-09-064 (Commercial Uses)	Undeveloped Land
West	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the abovementioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 150' Right-of-Way, Greenway Arterial
Lake Forest Drive, 130' Right-of-Way, Major Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On March 9, 2021, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the March 23, 2021 Planning and Zoning Commission meeting.

On March 23, 2021, the Planning and Zoning Commission voted 7-0-0 to recommend

approval of the proposed specific use permit.

SUPPORTING MATERIALS:

[Draft PZ Minutes 03.23.pdf](#)

[PZ Minutes 03.09.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)