



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 16-181SP **Name:** Carmax Site Plan  
**Type:** Agenda Item **Status:** Regular Agenda Item  
**In control:** Planning & Zoning Commission  
**On agenda:** 8/9/2016 **Final action:**  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash (CarMax), Located on the Northwest Corner of White Avenue and U.S. Highway 75 (Central Expressway)

### Indexes:

**Attachments:** 1. PZ Report, 2. Standard Conditions Checklist, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Proposed Site Plan, 6. Proposed Landscape Plan, 7. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
8/9/2016	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash (CarMax), Located on the Northwest Corner of White Avenue and U.S. Highway 75 (Central Expressway)

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

**MEETING DATE:** August 9, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
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 to allow the bay doors located on the east side of the car wash to be oriented towards U.S. Highway 75 and the bay doors located on the south side of the main building to be oriented towards White Avenue.
2. The applicant receive approval of a living plant screen (composed of Foster's Holly 6' at the time of planting) to screen the bay doors on the south side of the main building from White Avenue.
3. The applicant receive approval to waive the requirement of a 6' screening device along the western property line.

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:** May 31, 2016 (Original Application)  
July 11, 2016 (Revised Submittal)  
July 25, 2016 (Revised Submittal)  
July 29, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct an 18,824 square foot Automotive sales, repair, and carwash facility (CarMax) on 10.722 acres located at the Northwest corner of U.S. Highway 75 (Central Expressway) and White Avenue.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of variances to allow bay doors to be oriented towards public right-of-way (U.S. Highway 75 and White Avenue). As part of this request, the applicant is requesting to utilize a living plan screen (composed of Foster's Holly 6' at time of planting) to screen the bay doors located on the south side of the main building from White Avenue. Additionally, the applicant is requesting to waive the requirement to provide a 6' screening device along the western property line. These requests are detailed further below.