



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0013SUP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Car Wash and Automotive Repair, Located Approximately 600 Feet South of Virginia Parkway and on the West Side of Custer Road

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: December 11, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: July 27, 2018 (Original Application)
October 08, 2018 (Revised Submittal)
October 29, 2018 (Revised Submittal)
November 12, 2018 (Revised Submittal)
November 21, 2018 (Revised Submittal)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 15, 2018 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the specific use permit.

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a car wash and automotive repair facility, Located Approximately 600 Feet South of Virginia Parkway and on the West Side of Custer Road

The zoning for the subject property "C2" - Local Commercial District) requires that a specific use permit be granted in order for an automotive repair facility and car wash to be operated on the subject property.

Additionally, the applicant is requesting to utilize living plant screens (Composed of Nellie R. Stevens and Little Gem Magnolia) to screen the overhead doors from the public right of way and adjacent non-residential property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 97-06-36 (Single Family Residential Uses)	Falcon Creek Phase II Subdivision
West	"PD" - Planned Development District Ordinance No. 2001-02-024 (Commercial Uses)	Bike Mart and LA Fitness

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 above mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties. In addition to the Specific Use Permit, the applicant is also requesting approval of a variance to utilize living screen as a screening device.

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.

SCREENING REQUIREMENTS: Section 146-132 (Fencing, walls, and screening requirements), loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. The applicant is requesting to utilize living plant screens (Composed of Nellie R. Stevens and Little Gem Magnolia) to screen the overhead doors from the public right of way and adjacent non-residential property. 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.

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 (Custer Road) and the adjacent property to the north, west, and south. The living screen provides a greener and more natural barrier. As such, Staff recommends approval of the applicant's request to use a living plant screen in the requested areas on site.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Established Community District. General placetypes included in this district are Suburban Living, Employment, and Neighborhood Commercial.

The proposed specific use permit request is not in conflict with the Preferred Scenario.

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130' ROW Width, Principal Arterial

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