



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 21-0010SUP      **Name:** Virginia and Hardin Car Wash  
**Type:** Agenda Item      **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 9/14/2021      **Final action:** 9/14/2021  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet West of Hardin Boulevard

**Indexes:**

**Attachments:** 1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Proposed Specific Use Permit Exhibit, 4. Metes and Bounds, 5. Presentation

Date	Ver.	Action By	Action	Result
9/14/2021	1	Planning & Zoning Commission	Close the public hearing	Pass
9/14/2021	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet West of Hardin Boulevard

**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:** September 14, 2021

**DEPARTMENT:** Development Services - Planning Department

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

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 4, 2021 meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the specific use permit with the following special ordinance provision(s):

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

**APPLICATION SUBMITTAL DATE:** June 22, 2021 (Original Application)  
July 26, 2021 (Revised Application)  
August 13, 2021 (Revised Application)

**ITEM SUMMARY:** The applicant is proposing a specific use permit to allow for a car wash located on the south side of Virginia Parkway and approximately 490 feet west of Hardin Boulevard.

The zoning for the subject property ("C2" - Local Commercial 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	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ord. No. 2010-06-018 (Residential Uses)	Park Ridge Addition
South	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
East	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
West	"C2" - Local 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. The site is surrounded on south, east, and west by commercial zoned properties, including an approved specific use permit and site plan for an auto repair shop to the east. The proposed use should continue the commercial development along Virginia Parkway and add to the neighborhood services available in the area.

**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: Virginia Parkway, 130' Right-of-Way, Major Arterial

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