



21-0048SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Car Wash (Clean Car Wash) Located at 6211 W University Dr

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: October 12, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

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 variance to Section 146-131(3)(c) (Off-Street Loading) to allow an overhead door to be oriented towards the public right-of-way that has the greater width;
2. The applicant receive approval of variance to Section 146-132(3)(g) (Fence, Walls, and Screening Requirements) of the Zoning Ordinance to allow an overhead door to be oriented towards the public right-of-way.

Prior to issuance of a building permit:

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

APPLICATION SUBMITTAL DATE: June 28, 2021 (Original Application)
August 13, 2021 (Revised Submittal)
September 7, 2021 (Revised Submittal)
September 29, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a car wash (Clean Car Wash) on 1.80 acres located 6211 W University Drive.

Typically, site plans can be approved at the staff level; however, the applicant is seeking variances to Section 146-131(3)(c) (Off-Street Loading) and 146-132(3)(g) (Fence, Walls, and Screening Requirements) to allow an overhead door to be oriented toward a public right-of-way that has the greater width; which must be considered by the Planning and Zoning Commission. The requested variance is detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 6R1, Block A, of the McClure Elementary School Addition. An amending plat for the subject property may be required prior to the commencement of any development activity to dedicate any necessary easements.

SURROUNDING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" Planned Center District (Commercial Uses)	Undeveloped Land
North	"PD" Planned Development 2004-06-068 (Commercial and Residential Uses)	Undeveloped Land
South	"C" Planned Center District (Commercial Uses)	Goddard School Daycare
East	"BG" General Business (Commercial Uses)	CVS Pharmacy
West	"PD" Planned Development 2003-02-009 (Commercial Uses) and "C" Planned Center District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: N Ridge Road, 120' Right-of-Way, Major Arterial W University Dr, 120' Right-of-Way, Major Regional Highway

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) 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.

OFF-STREET LOADING AND SCREENING REQUIREMENTS: Per Section 146-131 (Off-street loading) of the Zoning Ordinance, bays doors shall be oriented away from the street frontage with the greatest width. Also, per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, loading docks and bay doors in any retail district shall be oriented away from the street frontage. The applicant is requesting a variance to orient the overhead doors towards W University Drive. The Zoning Ordinance states that a variance to this requirement may be granted 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 to orientate an overhead door at the end of the car wash tunnel toward US 380 (University Drive). The overhead door is proposed to be approximately 90 feet away from the street, and will be screened by a living screening device, composed of Dwarf Burford Holly and Nellie R Stevens Holly shrubs (3 feet in height at the time of planting, spaced 3 feet on center). There is also going to be an existing tree directly next to the overhead door that will provide additional screening. Staff is of the opinion that the proposed landscaping along the end of the tunnel and the required street trees planted along the right-of-way should provide a level of screening that meets the intent of the ordinance for screening the equipment from view of the right-of-way. Given these factors, Staff is comfortable with the request and recommends approval.

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.

PUBLIC IMPROVEMENTS:

Sidewalks:	Required along N Ridge Road and W University Drive
Hike and Bike Trails:	Not Applicable
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. 2013-11-109 and Ordinance No. 2013-12-118)
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](#)
[Presentation](#)