



22-0034SP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on Variances to a Site Plan for SnapClean Car Wash, Located at 1514 South Tennessee Street

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 27, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner I
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 a variance to Section 146-132(3)(g) (Fences, Walls, and Screening Requirements) of the Zoning Ordinance to allow an overhead door to be oriented toward a 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: March 21, 2022 (Original Application)
June 28, 2022 (Revised Submittal)
July 26, 2022 (Revised Submittal)
August 4, 2022 (Revised Submittal)
August 22, 2022 (Revised Submittal)

September 1, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 3,743 square foot car wash (SnapClean Car Wash) on .80 acres at 1514 S Tennessee St. Typically, site plans are approved at the staff level; however, the applicant is seeking a variance for bay door orientation and screening, which shall be considered by the Planning and Zoning Commission.

PLATTING STATUS: The subject property is currently conveyance platted as Lot 4, Block A of the Aslam Addition. A minor plat of the subject property must be approved prior to the commencement of any development activity on the subject property.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"BG" - General Business District (Commercial Uses)	Undeveloped Land
North	"BG" - General Business District (Commercial Uses)	Sunrise Learning Center
South	"BG" - General Business District (Commercial Uses)	Jack in the Box
East	"BG" - General Business District (Commercial Uses)	Auto Eclipse
West	"PD" - Planned Development District (Commercial Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Tennessee Street, 2 lane One-Way Pairing Right-of-Way, Town Thoroughfare

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

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) 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.

SCREENING REQUIREMENTS: 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 door towards XXX. 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 orient an overhead door at the end of the car wash tunnel toward Tennessee Street. The overhead door is proposed to be approximately 95 feet away from the street, and will be screened by a living screening device, composed of Cedar Elms and Compact Texas Sage (3 feet in height at the time of planting, spaced 3 feet on center). Additionally, the New Code McKinney that the city is currently working on adopting will only require bay doors to be oriented away from residential uses. 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 and review of the New Code McKinney, 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 all applicable 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. The applicant has submitted a tree survey, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Not Applicable
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. 2020-12-091)
Utility Impact Fees:	Applicable (Ordinance No. 2020-12-092)
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 not received any letters of support or opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)