



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 20-0012SUP2, Version: 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive

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: March 23, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Gibbon, 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 April 20, 2021 meeting.

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

APPLICATION SUBMITTAL DATE: December 15, 2020 (Original Application)
January 22, 2021 (Revised Application)
February 19, 2021 (Revised Application)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow for a car wash (Oasis Car Wash) located on the southwest corner of Collin McKinney Parkway and Lake Forest Drive.

The zoning for the subject property "C1" - Commercial Neighborhood District requires that a specific use permit be granted in order for a car wash to be operated on the subject property.

On March 9, 2021, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the March 23, 2021 Planning and Zoning Commission meeting.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land

North	"C1" - Neighborhood Commercial District (Commercial Uses)	Shipley Donuts, Novopelle Med Spa, and Illume Dental
South	"PD" - Planned Development District 2008 -07-070 (Multi-Family Residential Uses)	Bexley Lake Forest Apartments
East	"PD" - Planned Development District 2000 -09-064 (Commercial Uses)	Undeveloped Land
West	"C1" - Neighborhood 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.

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: Collin McKinney Parkway, 150' Right-of-Way, Greenway Arterial
Lake Forest Drive, 130' Right-of-Way, Major Arterial

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