

## Planning and Zoning Commission Meeting Minutes of November 12, 2019:

**19-0007SUP2** Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Specific Use Permit to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the East Side of Hardin Boulevard and Approximately 1400 Feet South of University Drive (U.S. Highway 380). Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed specific use permit request. He stated that the applicant was requesting a specific use permit for motor vehicle fuel sales. Mr. Moss stated that the site is part of a large scale commercial center currently under construction in various phases. He stated that the subject property is zoned "PD" – Planned Development District with a base zoning of "C3" – Regional Commercial District, which is the most intense commercial district that McKinney offers. Mr. Moss stated that the applicant was proposing eight fuel pumps that could serve two vehicles each to allow up to 16 vehicles fueling at one time on the property. He stated that the proposed development would also include a 4,100 square foot convenience store. Mr. Moss stated that typically we see this use on corners. He stated that the subject property is located in the middle of a very intense commercial zoning district and positioned at a median opening, which serves as a major access point to the rest of the commercial development. He stated that given the circumstances of this particular property, Staff recommends approval of the proposed specified use permit request and offered to answer questions. There were none. Mr. Jon Featherston, 10755 Sandhill Road, Dallas, TX, briefly explained the proposed specific use permit request. He stated that 7-Eleven started

transiting to a larger size fueling facility to compete with QuikTrip, RaceTrac, et cetera. Mr. Featherston stated that it would provide needed services to the shopping center being developed there and other nearby uses. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 3, 2019.