

Planning and Zoning Commission Meeting Minutes of October 23, 2018:

18-0077SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Repair Facility (Jiffy Lube McKinney), Located at the Northwest Corner of U.S. Highway 380 (University Drive) and Skyline Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan and variance request. He stated that the applicant is proposing to construct a 4,251 square foot automotive repair facility (Jiffy Lube McKinney). He stated that typically site plans can be approved by Staff; however, the governing zoning ordinance, "PD" – Planned Development District Ordinance No. 1371, requested that the site plan be reviewed and approved by the Planning and Zoning Commission and City Council. Mr. Soto stated that the applicant is also requesting a variance to allow four overhead bay doors to be oriented toward Skyline Drive. He stated that per the City's requirements, Sec. 146-132 of the Zoning Ordinance, overhead doors in any retail district or retail PD district shall be oriented away from the street frontage. Mr. Soto stated that the overhead doors will be approximately 95 feet away from public right-of-way, Skyline Drive, and will be obscured by a 6 foot tall wrought iron fence with masonry columns and living shrubs. He stated that given the constraints of the site, with frontage on two rights-of-way, the overhead doors would be oriented toward right-of-way wherever the building is placed on the site. Mr. Soto stated that the overhead doors were oriented towards the right-of-way with less traffic and there will be screening for the overhead doors. He stated that Staff has no objections

to the proposed variance request and offered to answer questions. Commission Member Smith asked if Staff was recommending approval of this request due to the proposed screening. Mr. Soto state that since the applicant oriented the overhead doors towards the right-of-way with less traffic and they would be providing screening that Staff was okay with the variance request. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; briefly explained the proposed site plan and variance request. He stated that it is a challenging site. Mr. Roeder stated that they had agreed to orient the building with the bay doors having an east-west configuration facing Skyline Drive. He stated that they were proposing a significant amount of screening on the site. Mr. Roeder stated that the property immediately to the west is the new drive-thru tunnel carwash. He stated that Jiffy Lube was a well operated franchise. Mr. Roeder stated that this would not be a heavy automotive use and there would be nothing left overnight. He requested a favorable recommendation and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed site plan and variance request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the November 6, 2018 City Council meeting.