

Planning and Zoning Commission Meeting Minutes of September 13, 2016:

16-234SU2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility (Honest Auto Service), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit request, surrounding property uses, and Staff's concerns regarding the proposed use for the subject property. She stated that Staff recommended denial of the proposed specific use permit due to the lack of compatibility with the surrounding land uses. Ms. Galicia offered to answer questions. There were none.

Mr. Don Paschal, 904 Parkwood Ct., McKinney, TX, explained the proposed specific use permit request. He believed that the use fit the area and that there was a need for it. Mr. Paschal offered to answer questions.

Commission Member Smith had questions regarding the proposed landscaping on the subject property. Mr. Paschal explained that the plant material would be chosen from the City's approved list and they would meet or exceed the City's landscaping requirements.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing, with a vote of 7-0-0.

Commission Member Mantzey asked if all bay doors had to be screened even if they do not face a right-of-way. Ms. Galicia stated that the City required that overhead doors be screened from view of residential uses and from view of public right-of-way. She

discussed the proposed screening of the overhead doors on the subject property. Ms. Galicia stated that the applicant was also required to receive approval of a site plan and landscape plan.

Commission Member Mantzey asked if the applicant meets all of the City's requirements on the site plan and landscape plan that it would be approved at the Staff level. Ms. Galicia said yes.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted to recommend approval of the specific use permit as requested by the applicant with the special ordinance provisions listed in the Staff report, with a vote of 6-1-0. Commission Member Kuykendall voted against the motion. She stated that she agreed with Staff's concerns listed in the Staff report.

Mr. Paschal stated that he had heard others say that Development Services could be difficult to work with; however, that was not his experience on this project. He stated that he knew Staff was likely to recommend denial on this request; however, Staff worked with him on the site plan and architectural input as if they were proposing the project. Mr. Paschal stated that Staff was very easy to work with, even in the face of potential conflict. He reiterated that Staff does very well no matter what the project.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 4, 2016.