

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Service Station (CST Corner Store), Located Approximately 300 Feet East of Stonebridge Drive and on the South Side of U.S. Highway 380 (University Drive)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the July 19, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit with the following special ordinance provision:

1. The property shall generally develop in accordance with the attached site layout exhibit.

APPLICATION SUBMITTAL DATE: February 22, 2016 (Original Application)
 March 7, 2016 (Revised Submittal)
 March 28, 2016 (Revised Submittal)
 May 24, 2016 (Revised Submittal)
 May 31, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit (SUP) to allow for a service station (CST Corner Store) with seven motor vehicle fuel dispensers and a 6,700 square foot convenience store, located approximately 300 feet East of Stonebridge Drive and on the South Side of U.S. Highway 380 (University Drive).

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C2” – Local Commercial District (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land

North	“PD” – Planned Development District Ordinance No. 2004-06-068 (Commercial Uses), “AG” – Agricultural District (Agricultural Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
South	“C2” – Local Commercial District (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2002-03-025 (Open Space), and “CC” – Corridor Commercial Overlay District	Stonebridge Open Space Park
West	“C2” – Local Commercial District (Commercial Uses), and “CC” – Corridor Commercial Overlay District	Undeveloped Land

SPECIFIC USE PERMIT: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- 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 above mentioned parameters and feels that the site is appropriate for a service station and should remain compatible with existing or future development on the adjacent properties. If this specific use permit request is approved, the applicant will be required to receive approval of an associated site plan and landscape plan package meeting all regulations stipulated in the Zoning Ordinance, prior to issuance of a building permit.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed service station. The site circulation, screening, parking, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Right-of-Way Width, Major Regional Highway

Stonebridge Drive, 120’ Right-of-Way, Greenway Arterial

IMPACT ON EXISTING DEVELOPMENT: The properties located to the north, west, and south are designated for commercial development and are currently undeveloped. With frontage along U.S. Highway 380 (University Drive), Staff feels the proposed service station will be compatible with the existing and future surrounding commercial uses. The property located east of the subject property is designated as a buffer park (open space) within the Stonebridge community providing a significant buffer (approximately 350 feet) with a heavily vegetated area in between the service station and the nearest residential subdivision to the subject property. Staff does not anticipate that the specific use permit request would have a negative impact on existing or future developments in the area.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 Architectural and Site Standards of the City of McKinney Zoning Ordinance.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed SUP Exhibit
- PowerPoint Presentation