

Draft Planning and Zoning Commission Meeting Minutes of April 28, 2020:

19-0011SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Garage, Auto Repair Facility (Valvoline Oil Change), Located on the West Side of Hardin Boulevard and Approximately 350 Feet North of University Drive (U.S. Highway 380). Mr. Joe Moss, Planner I of the City of McKinney, explained the proposed specific use permit request and the current zoning on the property. He stated that much of the surrounding property was undeveloped, with the exception of an O'Reilly Auto Parts. Mr. Moss stated that there are other commercial zonings surrounding this location. He stated that the facility would feature three service bays and they were proposing a living screen for screen from the street and neighboring commercial property. Mr. Moss stated that due to the location and surrounding commercial development that the intensity of the zoning and the use that this would be an appropriate location for such a service. He stated that Staff recommends approval of the proposed special use permit request and offered to answer questions. There were none. Mr. Richard Gallegos, Valvoline, Inc., 100 Valvoline Way, Lexington, KY, briefly explained the proposed specific use permit request and the proposed use. He stated that this site is similar to a previous site that was approved in June 2019. Mr. Gallegos stated that they are proposing a 36" (at time of planting) living screen to help block the view of the bay doors from the right-of-way. 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 Vice-

Chairman Mantzey, seconded by Commission Member Taylor, 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 May 19, 2020.