

Planning and Zoning Commission Meeting Minutes of August 14, 2018:

18-0005SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the Northeast Corner of Coit Road and Virginia Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed Specific Use Permit (SUP) request. He stated that the applicant is requesting a Specific Use Permit (SUP) to allow for an increase in the maximum number of motor vehicle fuel dispensers from eight to twelve to increase the number of vehicles that can be fueled at one time. Mr. Soto stated that the existing zoning on the subject property is a “PD” – Planned Development District with a base zoning of “BN” – Neighborhood Business District, which allows this use by right; however, limits the number of motor vehicle fueling pumps. He stated that the applicant is requesting six fueling pumps, which would allow 12 vehicles to get fuel at one time. Mr. Soto stated a concept plan for the entire tract, including the subject property, was approved by City Council on July 17, 2018. He stated that given the location at a major intersection of Coit Road and Virginia Parkway and the future commercial development surrounding the property, Staff is recommending approval of the Specific Use Permit (SUP) and offered to answer questions. Vice-Chairman Mantzey asked if access to the pumps would be off Coit Road. Mr. Soto stated that there would be two access points, one off of Coit Road and

the other off of Virginia Parkway. Vice-Chairman Mantzey asked if commercial uses would be surrounding it. Mr. Soto said yes. Commission Member McCall asked for clarification on why they were requesting a Specific Use Permit (SUP). Mr. Soto stated that the "BN" – Neighborhood Business District limits the number of motor vehicle fueling pumps allowed on a property. He stated that the applicant is seeking to increase the number of dispensers allowed up to 12; therefore, they must receive approval of a Specific Use Permit (SUP). Mr. John Featherston, The Dimension Group, 10755 Sandhill Road, Dallas, TX, stated that he was representing 7-Eleven. He concurred with the Staff Report, 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 Commission Member Kuykendall, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the Specific Use Permit (SUP) as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action at the September 4, 2018 meeting.