

Planning and Zoning Commission Meeting Minutes of February 28, 2017:

16-192SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Care Center, Located Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 (University Drive)

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed specific use permit request for an automotive care center. She stated that the proposed zoning of the property requires that a specific use permit be granted in order to allow for an automotive care center on the subject property. Ms. Spriegel stated that as part of the specific use permit request the applicant has submitted a site layout exhibit detailing the building location, overhead door locations, screening devices, and parking areas. She stated that the applicant had provided a 6' tall screening wall around the property, the required landscape buffer, and a 40' wide greenbelt generally split over the property line around three sides of the property. Ms. Spriegel stated that the proposed layout and natural buffer reduces noise and visibility of the automotive care center from nearby residential uses located to the south of the subject property. She stated that Staff recommends approval of the proposed specific use permit request as conditioned in the Staff report. Ms. Spriegel offered to answer questions.

Chairman Cox asked for clarification on the location of the proposed overhead doors on the structure. Ms. Spriegel pointed out the location of the overhead doors on the projected display and stated that they would be oriented to the northeast.

Mr. S.I. Abed, DDC, Inc. 503 Wade Court, Euless, TX, stated that they were proposing a smaller building to allow them to keep the greenbelt buffer on the subject

property, which limits the available space. He pointed out the proposed entrances, parking, screening wall, and office on the overhead display. Mr. Abed stated that they were proposing four bays on the building. He talked about preserving trees on the subject property for a natural buffer.

Chairman Cox opened the public hearing and called for comments.

Mr. Tony Strouth, 2304 Marshbrook Dr., McKinney, TX, expressed concerns regarding lighting on the proposed parking lot. He requested additional information regarding the City's lighting ordinance and how the City enforces the ordinance. Mr. Strouth stated that there are already lighting issues from another nearby automotive center that leaves lights on at night for the vehicles located in their parking lot. He asked if there could be additional trees added to the subject property for extra screening to address possible lighting issues. Mr. Strouth asked if Staff would verify that the trees are on the subject property and would actually be an adequate buffer.

Chairman Cox stated that Staff could contact him after the meeting to discuss the City's lighting ordinance and how it is enforced.

On a motion by Commission Member Mantzey, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Commission Member Mantzey stated that he appreciated the neighbor's concerns regarding the development; however, he could not victimize the applicant based on the other business owner not being neighborly. Commission Member Mantzey encouraged Mr. Strouth to reach out to the Code Enforcement Staff regarding his lighting concerns with the other property. He stated that he was in favor of the proposed specific use permit

request for an automotive care center on the subject property. Commission Member Smith concurred with Commission Member Mantzey's comments.

On a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to 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 March 21, 2017.