

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: 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)

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 21, 2017 City Council Meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit for an automotive care center, with the following condition:

1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.

APPLICATION SUBMITTAL DATE: June 13, 2016 (Original Application)
August 2, 2016 (Revised Submittal)
September 26, 2016 (Revised Submittal)
October 24, 2016 (Revised Submittal)
January 26, 2017 (Revised Submittal)
February 10, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit for an automotive care center on approximately 1.50 acres of land, located approximately 520 feet east of Community Avenue and on the south side of U.S. Highway 380 (University Drive). The associated rezoning request for the subject property is being considered concurrently by the Planning and Zoning Commission (see item 16-193Z).

The proposed zoning for the subject property ("C2" – Local Commercial District) requires that a specific use permit be granted in order to allow for an automotive care center (garage, auto repair) on the subject property. 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.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2000-02-017 and “CC” – Corridor Commercial Overlay District (Office Uses)	Undeveloped Land
North	“O” – Office District and “CC” – Corridor Commercial Overlay District (Office Uses)	Collin County Community College
South	“BG” – General Business District and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Live Oak Creek Subdivision
East	“BG” – General Business District and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Live Oak Creek Subdivision
West	“PD” – Planned Development District Ordinance No. 2007-09-086 and “CC” – Corridor Commercial Overlay District (Commercial Uses)	Brakes Plus

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; and
- 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 an automotive care center, and should remain compatible with the existing and future surrounding land uses.

IMPACT ON EXISTING DEVELOPMENT: This site has a limited development area due to the erosion hazard setbacks, floodplain and associated trees and Jeans Creek around

the east, south, and west sides of the property. The creek and dense vegetation serve as a significant natural buffer between the subject and adjacent properties. Furthermore, the applicant has provided a 6' tall screening wall around the property as well as the required landscape buffer and a preserved 40' wide greenbelt (generally split over the property line) around three sides of the property. 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; as such, Staff recommends approval of the proposed request.

SITE LAYOUT: The attached exhibit provides a general layout of the automotive care center. The site circulation, screening, parking, and sanitation are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

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

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or in opposition to this request.

ATTACHMENTS:

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