

Planning and Zoning Commission Meeting Minutes of May 14, 2019:

18-0020SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automotive Repair and Service Uses (Valvoline), Located Approximately 415 Feet West of Walnut Grove Road and on the North Side of U.S. Highway 380 (University Drive). Chairman Cox stated that a revised Staff Report was distributed to the Commission Members prior to the meeting. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed specific use permit request. He stated that this specific use permit request is related to the previous rezoning case. Mr. Wilson stated that the applicant is requesting a specific use permit to allow for automotive repair and service uses as required by the proposed "C2" – Local Commercial District rezoning request. He stated that the proposed specific use permit should mesh well with the surrounding properties considering that the subject property is approximately 700 feet off of the intersection of U.S. Highway 380 (University Drive) and Custer Road with frontage along U.S. Highway 380 (University Drive). Mr. Wilson stated that such a location allows for a commercial corner to remain intact for future development. He stated that Staff believes that the applicant's request ultimately allows for an improved opportunity for other retail, commercial, and service uses to develop in a more cohesive development pattern east of the subject property, given that the properties to the east were recently rezoned to "C2" – Local Commercial District. Mr. Wilson stated that the applicant is also seeking a variance to waive the screening requirements for overhead bay doors

oriented towards public right-of-way. He stated that the applicant is proposing to plant canopy trees at a denser ratio of one canopy tree for every 20-feet to 25-feet with 6-foot tall evergreen shrubs and wide-crowned ornamental trees to act as an alternate screening device along U.S. Highway 380 (University Drive). Mr. Wilson stated that the proposed landscaping arrangement will provide an adequate screening effect by screening the property from multiple viewpoints and different heights. He stated that the use of landscaping for screening along the street frontage has the additional benefit of blending in with the existing site design rather than creating an odd and disconnected feel with a section of wall being located at the street. Mr. Wilson stated that the applicant is also seeking to screen bay doors from adjacent residential property by utilizing the existing tree line as an alternate screening device. He stated that with such a dense and mature existing tree line, Staff is confident that adequate screening will be provided. Mr. Wilson stated that Staff believes that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties. He stated that Staff recommends approval of the specific use permit with the variance requests and offered to answer questions. Commission Member Haeckler stated that it appears that the property line is moving and was not set yet. Mr. Wilson stated that was correct. He stated that the project was currently in a preliminary-final platting phase. Mr. Ryan McIntosh, 4047 Fawnhollow Drive, Dallas, TX, stated that this is part of a larger development. He stated that the majority of Phase 1 was already spoken for. Mr. McIntosh stated that adjacent to this property there is a free standing Jason's Deli with drive-thru. He stated that adjacent to it would be a small retail building and next to it will be

another small retail building. Mr. McIntosh stated that this site will have quite a bit of landscaping on it as part of the agreement that made with the Walnut Grove neighborhood and in addition to meeting the City's standards. He stated that they felt that a living screen could provide the same effect as a masonry screening wall and felt that a living screen would look better facing U.S. Highway 380 (University Drive) and to the surrounding development. Chairman Cox opened the public hearing and called for comments. Mr. Richard Gallegos, Valvoline, 1000 W. Yellowjacket Ln., Rockwall, TX, briefly explained the proposed development on the subject property. He stated that their customers stay in the vehicles during the oil change and usually only get out during a state inspection. Mr. Gallegos stated that they recycle 95% of their materials. He stated that they are pumped in and out, so there are less chances of spillage. Mr. Gallegos stated that they are an environmental friendly company. He stated that rotating the building on the subject property would not be possible. Mr. Gallegos stated that the proposed living screening would be more visual appealing than a large masonry wall. He requested approval of the two proposed variances. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the specific use permit with the two variance requests 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 June 4, 2019.