

Draft Planning and Zoning Commission Meeting Minutes of February 11, 2020:

19-0010SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Convenience Store with Motor Vehicle Fuel Sales (7-Eleven), Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway. Mr. Joe Moss, Planner I of the City of McKinney, explained the proposed specific use permit request. He stated that the applicant was requesting a specific use permit to allow for motor vehicle fuel sales. Mr. Moss stated that the proposed layout has six fuel pumps and a 4,000 square foot retail store. He stated that the subject property borders commercial properties on three of the four corners of this intersection. Mr. Moss stated that there are single-family residents to the north. He discussed some of the proposed landscaping and screening. Mr. Moss stated that Staff feels that the proposed use and development were not in conflict with the Commercial Center placetype designated in the Comprehensive Plan. He stated that Staff recommends approval of the proposed special use permit and offered to answer questions. Chairman Cox asked if there were any plans to grade the property. Mr. Moss did not have that information and suggested that the applicant might be able to answer the question. Mr. Derek Williams, 1025 Preston Road, Plano, TX, stated that they had looked into cutting it down to about eight feet in that area. He concurred with the Staff Report. Vice-Chairman Mantzey questioned if they might ask to expand the number of fuel pumps from six to eight at a later time. Mr. Williams stated that they run a report that looks at traffic patterns and usage to determine the number of fuel

pumps. He didn't know if in the future the report might show that the site needed more fuel pumps or not. Mr. Williams discussed the extra work and expense of adding fuel pumps to the site at a later time. Chairman Cox opened the public hearing and called for comments. There being none, 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 proposed special 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 3, 2020.