

Planning and Zoning Commission Meeting Minutes of October 11, 2016:

16-183SU2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to allow for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility (Costco), Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit and site plan request for a wholesale retail building and tire service center with a motor vehicle fuel sales facility. Ms. Galicia stated that the current zoning for the subject property requires that a specific use permit be approved to allow for the tire service center and the motor vehicle fuel sales facility on the subject property. She stated that the applicant was also requesting five variance requests. Ms. Galicia stated that typically variances were requested during the site plan process; however, since a specific use permit was required Staff combined the specific use permit and the site plan into one request. She stated that approval of the specific use permit also constituted approval of the site plan. Mr. Galicia explained the proposed five variance requests and stated that Staff was recommending approval of these five variances. She stated that Staff had evaluated the impacts of the proposed use and felt that the site was appropriate for a wholesale retail building with a tire service center and a motor vehicle fuel sales facility. Ms. Galicia stated that the development would be located at the corner of a major intersection and the location of the tire service center and the motor vehicle fuel sales facility would be oriented away from adjacent residential uses, which should limit noise and visibility for the nearby residences. She stated that Staff recommended approval of

the specific use permit and the associated variance requests. Ms. Galicia offered to answer questions. There were none.

Ms. Jenifer Murillo, Costco, 9 Corporate Park, Irvine, CA, explained the proposed specific use permit and site plan request. She briefly discussed the proposed parking for the site, proposed gas station, ingress and egress for the property, and the design process of the structures. Ms. Murillo concurred with the Staff report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments.

Ms. Amanda Coleman, 2013 Eisenhower Dr., McKinney, TX, asked what she might be seeing from this proposed development from her house. She expressed concerns about additional traffic on Taft. Ms. Coleman asked how this development might affect their property values.

On a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission unanimously approved the motion to close the public hearing, with a vote of 7-0-0.

Ms. Galicia stated that the overhead doors would not be visible to the nearby residential uses. She stated that the residents facing that side of the building should only see the facade of the building and the surrounding landscaping.

Ms. Galicia stated that when the property to the north was developed that the developer would be required to provide a six foot screening device and a ten foot landscape buffer between that property and the surrounding residential uses. She stated that the other property to the north should be developed soon.

Alternate Commission Member McReynolds asked where the commercial sewer line on the property was being relocated. Ms. Galicia stated that the City's Engineering department should be working with the applicant on this issue. Ms. Murillo stated that the sewer line was being relocated along the north-south driveway along the east side of the property.

Commission Member Mantzey asked if anything was being done to Taft along Eisenhower. Ms. Murillo stated that they were not taking access off of Taft.

Commission Member McCall asked about the traffic flow for the proposed gas station on the property. Ms. Murillo stated that they proposed to have a deceleration lane on Hardin and a larger area for the cars waiting for fuel to address any backup concerns. She stated that they were proposing 16 fueling stations and briefly discussed how many waiting cars the lot would hold.

Chairman Cox wanted to clarify that the access to the development would be off of Highway 380 (University Dr.) and Hardin Blvd and no access would be taken off of Taft. Ms. Galicia stated that was correct.

Vice-Chairman Zepp had questions regarding the screening along the north side of the property. Ms. Galicia stated that the applicant still needed to subdivide the property to establish the property lines. She stated that Costco would not be required to provide screening where they were adjacent to commercial uses. Ms. Galicia stated that the Zoning ordinance requires a 20' landscape buffer along right-of-ways. She briefly discussed the screening that would be required on the tract of land to the north of this site.

On a motion by Commission Member Mantzey, seconded by Commission Member McCall, the Commission voted unanimously to recommend approval of the specific use permit and site plan request 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 November 1, 2016.