

Draft Planning and Zoning Commission Meeting Minutes of December 13, 2022:

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0012SUP Permit for Automobile Dealership Sales (Hendrick's Auto Dealership),
Located at 2601 North Central Expressway

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, explained the proposed Specific Use Permit (SUP) to allow for automobile dealership sales (Hendrick's Auto Dealership) at the southwest corner of Wilmeth Road and US Highway 75 (Central Expressway). She stated that the applicant is also requesting a variance for the orientation of the overhead doors facing Wilmeth Road and US Highway 75 (Central Expressway). Ms. Sheffield stated that the applicant is proposing to provide a living screening device consisting of evergreen shrubs and clustered canopy trees along the right-of-way to screen the proposed overhead doors. She stated that Staff does not have any concerns with the variance request with the proposed living screening device. Ms. Sheffield stated that the applicant is proposing to develop on approximately 14 acres, leaving approximately 53 acres of commercially-zoned property on the remainder of the southwest corner of Wilmeth Road and US Highway 75. She stated that approximately 21 acres of commercially-zoned property is also undeveloped on the north side of Wilmeth Road. Ms. Sheffield stated that it is Staff's professional opinion that the proposed specific use permit should not negatively impact the adjacent properties or the city's opportunity to realize viable commercial uses along the US Highway 75 corridor. She stated that Staff recommends approval of the proposed specific use permit and variance request. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the proposed request. He felt that a BMW dealership would be an appropriate use at this location. Mr. Roeder requested a favorable recommendation and offered to answer questions. Commission Member Lebo asked why a variance was needed for the proposed overhead doors. Mr. Roeder stated

that it was due to the proposed overhead doors facing a right-of-way. He stated that they would be set back off the right-of-way. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Lebo, the Commission unanimously voted to close the public hearing and recommend approval of the proposed request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the December 20, 2022 meeting.