

Draft Planning and Zoning Commission Meeting Minutes of March 14, 2023:

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0020SUP2 Permit Request to Allow for Automobile Sales, Repair or Storage (Pat Lobb Toyota), Located at 3350 South Central Expressway

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed specific use permit request with special ordinance provisions. She stated that Staff recommends approval of the proposed specific use permit and special ordinance provisions. Vice-Chairman Mantzey stated that there had been some traffic issues regarding employees parking on residential streets around automotive dealerships in the area. He asked if Staff had evaluated the reduction in parking spaces at this site and how employees parking on the surrounding residential streets might affect the area. Ms. Schrader stated that Staff looked at an updated parking table showing the current parking and what the new parking after the expansion. She stated that the proposed development meets the required parking requirements. Mr. Rick Ferrara, Gensler Architects, 5005 Greenville Avenue, Dallas, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they were comfortable with the parking at the site after the proposed expansion. Mr. Ferrara stated that Pat Lobb Toyota has a policy that their employees are not allow to park on Craig Drive. He did not feel that we would see automotive dealership lots as full as we did pre-Covid. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and recommend approval of the request per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation for the ~~reduction in enclosed parking spaces request~~ Specific Use Permit would be forwarded to City Council for consideration at the March 21, 2023 meeting.