

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Aaron Bloxham, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Additional Fuel Pumps, Located on the Southwest Corner of Alma Road and Stacy Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the June 16, 2015 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit to allow for additional fuel pumps at a motor vehicle fuel sales facility with the following special ordinance provisions:

1. A motor vehicle fuel sales facility fueling up to a maximum of 14 vehicles at one time shall be permitted on the subject property.
2. The property shall generally develop in accordance with the attached site layout exhibit.

APPLICATION SUBMITTAL DATE: April 13, 2015 (Original Application)
April 27, 2015 (Revised Submittal)
May 11, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit (SUP) to increase the maximum number of motor vehicle fuel dispensers from four (4) to seven (7) in order to increase the maximum number of vehicles that can be fueled at one time from eight (8) to fourteen (14) vehicles. The fuel pumps will operate in conjunction with a proposed convenience store.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2001-02-017 and “PD” – Planned Development District Ordinance No. 2013-08-073 and “REC” – Regional Employment Center Overlay District (Mixed Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Mixed Retail Uses)	Undeveloped Land
South	“PD” – Planned Development District Ordinance No. 2013-08-073 and “REC” – Regional Employment Center Overlay District (Independent Living Uses)	Future Tuscarora at Craig Ranch
East	“PD” – Planned Development District Ordinance No. 2014-07-048 and “REC” – Regional Employment Center Overlay District (Neighborhood Center Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2001-02-017 and “REC” – Regional Employment Center Overlay District (Mixed Retail Uses)	Undeveloped Land

SPECIFIC USE PERMIT: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- Adaptability of building structures to the proposed use.
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed additional fueling position and should remain compatible with existing or future developments on the adjacent properties.

NUMBER OF FUELING STATIONS: The governing planned development ordinance designates the property with a base zoning district of “BN” – Neighborhood Business District. In the “BN” – Neighborhood Business District, four vehicles can fuel at one time by right regardless of the location of those pumps. Eight (8) vehicles can fuel at one time by right if the pumps are located within 350’ of the intersection of two arterial roadways as shown on the Thoroughfare Plan (Stacy Road and Alma Road). A specific use permit may be approved to allow motor vehicle fuel sales with facilities to fuel additional vehicles at one time for facilities which do not conduct major automotive repairs, body and fender work, or automobile painting.

The applicant is proposing seven (7) fueling pumps, which can allow fourteen (14) vehicles to fuel at one time. The applicant has indicated that the proposed development will not offer any automotive service or repair facilities, and will only offer fuel sales in addition to a retail convenience store.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed fuel station. The site circulation, parking, loading, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance. If this specific use permit request is approved, the applicant will be required to receive approval of an associated site plan and landscape plan package meeting all regulations stipulated in the Zoning Ordinance and governing Planned Development District Ordinance No. 2001-02-017 and Ordinance No. 2013-08-073, prior to issuance of a building permit.

ACCESS/CIRCULATION:

Adjacent Streets: Alma Road, 120’ Right-of-Way, Major Arterial

Stacy Road, 130’ Right-of-Way, Principle Arterial

PROXIMITY TO RESIDENTIAL PROPERTIES: Because the closest residential use to the subject property is approximately 557 feet to the west, 382 feet to the south, and approximately 371 feet to the north (separated by Stacy Road, a 130’ principle arterial roadway, Staff feels that the increase in pumps will not adversely affect the nearby residential subdivisions.

IMPACT ON EXISTING DEVELOPMENT: The lots adjacent to the subject property are designated for commercial development and are currently undeveloped. With frontage along Stacy Road and Alma Road, Staff feels the proposed fuel station will be compatible with the existing and future surrounding commercial uses. Staff does not anticipate that the specific use permit request would have a negative impact on existing or future developments in the area.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 Architectural and Site Standards of the City of McKinney Zoning Ordinance.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed SUP Exhibit
- PowerPoint Presentation