

Planning and Zoning Commission Meeting Minutes of June 14, 2016:

16-058SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Service Station (CST Corner Store), Located Approximately 300 Feet East of Stonebridge Drive and on the South Side of U.S. Highway 380 (University Drive)

Ms. Eleana Galicia, Planner I for the City of McKinney, explained the proposed specific use permit request. She stated that Staff recommended approval of the proposed specific use permit with a special ordinance provision listed in the Staff report. Ms. Galicia offered to answer questions. There were none.

Mr. Barry Guttridge, 1101 Central Expwy. S., Allen, TX, stated that the proposed specific use permit was to allow seven gas pumps on site instead of six gas pumps. He concurred with the Staff report and offered to answer questions. There were none.

Ms. Galicia clarified that the proposed specific use request was to allow a service station in general on the property and the request was not to increase the number of gas pumps allowed at the site. Commission Member Mantzey wanted to clarify that the current zoning on the property did not allow a service station by right. Ms. Galicia stated that was correct.

Chairman Cox opened the public hearing and called for comments. There were none.

Commission Member Mantzey asked about the City's regulations regarding all night lighting near residential development. Ms. Galicia stated that lighting was not allowed to glare onto adjacent properties within the city's lighting requirements, but would defer to the applicant to answer any question associated with lighting on the site. Mr.

Guttridge stated that he was not aware of the specific lighting requirements; however, they plan to hire a lighting engineer that would address the City's lighting requirements.

Commission Member Mantzey asked if the closest house was about 500 feet from the proposed service station. Mr. Guttridge stated that to the east of the property there is an existing creek with some natural landscaping that would act as a buffer. Ms. Galicia stated that the closest house was approximately 421 feet.

Commission Member Mantzey asked if the City had any concerns regarding egress onto Highway 380 (University Drive). Ms. Galicia stated that the Engineering Department had generally approved the driveway at this location. She stated that they would be reviewing specific details during the Civil Review process. Ms. Galicia stated that this should be the only driveway for this development along US Highway 380.

On a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to recommend approval of the specific 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 July 19, 2016.