



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 16-183SU2 **Name:** Costco Specific Use Permit and Site Plan
Type: Agenda Item **Status:** Approved
In control: Planning & Zoning Commission
On agenda: 10/11/2016 **Final action:** 10/11/2016
Title: 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

Indexes:

Attachments: 1. PZ Minutes, 2. PZ Report, 3. Standard Conditions Checklist, 4. Location Map and Aerial Exhibit, 5. Letter of Intent, 6. Proposed SUP & Site Plan Exhibit, 7. Proposed Landscape Plan, 8. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
10/11/2016	1	Planning & Zoning Commission	Close the public hearing	Pass
10/11/2016	1	Planning & Zoning Commission	Approved	Pass

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

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 11, 2016

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the November 1, 2016 City Council Meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit and site plan to allow for a wholesale retail building and tire service center with a motor vehicle fuel sales facility, with the following conditions:

1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.
2. The applicant receive approval of a variance to allow the proposed overhead doors for the tire service center to be oriented toward public right-of-way (Hardin Boulevard).

3. The applicant receive approval of a variance to allow the proposed overhead doors associated with the loading dock located on the south side of the building to be oriented toward public right-of-way (U.S. Highway 380).
4. The applicant receive approval of a living plant screen (composed of Holly Podocarpus to be 6' at the time of planting) to screen the overhead doors associated with the tire service center from view of public right-of-way (Hardin Boulevard).
5. The applicant receive approval of a living plant screen (composed of Holly Podocarpus to be 6' at the time of planting) to screen the overhead door located on the north side of the building visible from residential uses located north of the subject property.
6. The applicant receive approval of a variance to not screen the overhead doors associated with the loading dock from view of public right-of-way (U.S. Highway 380).

Prior to issuance of a building permit:

7. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: May 31, 2016 (Original Application)
June 13, 2016 (Revised Submittal)
July 6, 2016 (Revised Submittal)
July 12, 2016 (Revised Submittal)
August 4, 2016 (Revised Submittal)
August 25, 2016 (Revised Submittal)
September 30, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a specific use permit (SUP) and site plan to allow a wholesale retail and tire service center (Costco) with a motor vehicle fuel sales facility on approximately 15.52 acres of land, located on the northeast corner of U.S. Highway 380 (University Drive) and Hardin Boulevard.

The zoning for the subject property ("C2" - Local Commercial District) requires that a specific use permit be granted in order to allow for a tire service center and a motor vehicle fuel sales facility on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building location, overhead door locations, screening devices and parking areas.

In addition to the specific use permit request, the applicant is generally requesting four variances: (1) to allow the proposed overhead doors associated with the tire service center to be oriented towards public right-of-way; (2) to allow the loading dock to be oriented towards public right-of-way; (3) to allow a living plant screen to be used as a screening device for the overhead doors and loading dock; and (4) to waive the required screening for the overhead door associated with the loading dock. Typically, variances are requested during the site plan review process, however since a site layout exhibit is required for the specific use permit request, Staff has combined the specific use permit and the site plan into one request. Approval of the specific use permit shall also constitute approval of the site plan and associated variance requests. The variance requests are detailed further below.

The applicant has submitted an associated conveyance plat (16-184CV2) and façade plan appeal (16-183FR2), which are also being considered at the October 11, 2016 Planning and Zoning Commission meeting.

On September 13, 2016, the Planning and Zoning Commission 7-0-0 to table the item indefinitely per the applicant's request.