



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 16-234SU2 **Name:** Honest Automotive Specific Use Permit
Type: Agenda Item **Status:** Approved
In control: Planning & Zoning Commission
On agenda: 9/13/2016 **Final action:** 9/13/2016
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility (Honest Auto Service), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway

Indexes:

Attachments: 1. Draft 08.23.16 PZ Minutes, 2. PZ Report, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Proposed SUP Exhibit, 6. Architectural Elevations (Info Only), 7. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
9/13/2016	1	Planning & Zoning Commission	Close the public hearing	Pass
9/13/2016	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility (Honest Auto Service), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 13, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, 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 October 4, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit due to the lack of compatibility with surrounding land uses.

However, should the specific use permit request be approved, the applicant is requesting approval of the following special ordinance provisions:

1. An auto body repair shop shall be permitted on the subject property.
2. The property shall generally develop in conformance with the attached site layout exhibit.

APPLICATION SUBMITTAL DATE: July 25, 2016 (Original Application)
 August 8, 2016 (Revised Submittal)

August 11, 2016 (Revised Submittal)
August 16, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a 5,202 square foot automotive repair shop (Honest-1 Auto Care) on approximately .65 acres, located approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway.

The applicant has submitted an associated rezoning request (16-233Z) to rezone the subject property from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District to allow for the automotive repair shop through approval of a specific use permit. Approval of the specific use permit shall be contingent upon review and approval of the associated rezoning request. As part of the specific use permit request, the applicant has submitted a site layout exhibit, which details the location of overhead doors along the east and west sides of the building, screening devices, and overnight parking spaces located on the east side of the building. The applicant has included architectural elevations of the proposed automotive repair shop for informational purposes only.

On August 23, 2016, the Planning and Zoning Commission voted 7-0-0 to table the item and continue the public hearing to the September 13, 2016 Planning and Zoning Commission meeting per the applicant's request.