



19-0007SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Specific Use Permit to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the East Side of Hardin Boulevard and Approximately 1400 Feet South of University Drive (U.S. Highway 380)

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: November 12, 2019

DEPARTMENT: Development Services - Planning Department

CONTACT: Joe Moss, Planner I
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the December 3, 2019 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit request.

APPLICATION SUBMITTAL DATE:	August 22, 2019	(Original Application)
	September 23, 2019	(Revised Submittal)
	October 09, 2019	(Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow motor vehicle fuel sales (7-Eleven), located on the east side of Hardin Boulevard and approximately 1400 feet south of University Drive (U.S. Highway 380).

This item was presented at the Planning and Zoning Commission on October 8, 2019; however the Planning and Zoning Commission voted to close the public hearing and table the request indefinitely to allow the applicant more time to address outstanding

staff comments on the layout.

The zoning for the subject property (PD Ord. No. 2018-09-070) requires that a specific use permit be granted for the operation of motor vehicle fuel sales. As proposed, the Specific Use Permit would allow for 8 motor vehicle pumps servicing up to 16 automobiles as well as a retail store.

While typically this use is seen near an intersection of arterial streets, the subject property is located in a large scale development and the current zoning on the site is "PD"- Planned Development with a base "C3"- Regional Commercial, which is the city's most intense commercial district and allows for the widest range of commercial uses. The site also benefits from a median opening on Hardin Boulevard and will serve as access to other lots in the development. With these things in mind, Staff has no objection to the use in this location and, as such, recommends approval of the SUP request.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD"- Planned development 2018-09-070 (Commercial Uses)	Undeveloped Land
North	"PD"- Planned development 2018-09-070 (Commercial Uses)	Undeveloped Land
South	"PD"- Planned development 2018-09-070 (Commercial Uses)	Undeveloped Land
East	"PD"- Planned development 2018-09-070 (Commercial Uses)	Undeveloped Land
West	C2- Local Commercial District (Commercial Uses)	Undeveloped Land

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

- Compatibility with adjacent and neighboring land uses in the immediate area
- 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 use and is compatible with existing land uses of the adjacent properties.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

CONFORMANCE TO ONE MCKINNEY 2040: A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagram establish distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. Per the Preferred Scenario, the subject property is located in the Collin Crossing District, and is designated as the Commercial Center Placetype. Other general placetypes included in this district include Professional Campus, Employment Mix, Urban Living, and Suburban Living.

As such, the proposed specific use permit request is not in conflict with the Preferred Scenario.

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 140' Right-of-Way, Major Arterial

Internal Circulation: The property provides shared access to the properties on the south, east and north.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[PZ Minutes 10.08.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2018-09-070](#)
[Proposed Specific Use Permit Exhibit](#)
[Presentation](#)