



19-0010SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Convenience Store with Motor Vehicle Fuel Sales (7-Eleven), Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway

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: February 11, 2020

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 March 3, 2020 meeting.

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

APPLICATION SUBMITTAL DATE: December 9, 2019 (Original Application)
January 21, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow motor vehicle fuel sales (7-Eleven) located on the southwest corner of Hardin Boulevard and Virginia Parkway.

The zoning for the subject property ("C2" Local Commercial District) requires that a specific use permit be granted in order for a motor vehicle fuel sales to be operated on the subject property. As proposed, the Specific Use Permit would allow for 6 motor vehicle pumps servicing up to 12 automobiles as well as a retail store.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" Local Commercial District	Undeveloped Land
North	"PD" Planned Development 2010-06-018 (Retail Uses, Single Family Residential Uses)	Park Ridge
South	"C2" Local Commercial District	Undeveloped Land
East	"C2" Local Commercial District	Undeveloped Land
West	"C2" Local Commercial District	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. The proposed location is on a hard corner of two arterial streets and is neighbored by commercial zonings. This use is already in operation on the northeast corner of this intersection (Walmart Fuel Sales.) The southeast corner is currently undeveloped. The northwest corner of the intersection, there is a single family neighborhood (Park Ridge,) however these homes do not front to the arterial streets and are separated by the 124' right of way, a common area, and a screening wall.

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

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): 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 Established Community District, and is designated as the Commercial Center Placetype. Other general placetypes included in this district include Suburban Living, Professional Campus, Employment Mix, Neighborhood Commercial, Urban Living, Mixed Use Center, Manufacturing and Warehousing, and Aviation.

The proposed specific use permit request is not in conflict with the Preferred Scenario. Given that this is a commercial use in a Commercial Center placetype, staff feels that a motor vehicle fuel sales fit with the placetype and provides a needed local service use.

ACCESS/CIRCULATION:

Adjacent Streets: Hardin Boulevard, 140' Right-of-Way, Greenway Arterial Virginia Parkway, 124' Right-of-Way, Major Arterial

Internal Circulation: This site includes a shared access easement with future development on the south and west property lines.

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

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Proposed Specific Use Permit Exhibit](#)
[Proposed Landscape Plan Exhibit](#)
[Presentation](#)