



20-0004SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for Garage, Auto Repair Facility (Express Oil Change & Tire Engineers), Located on the East Side of Hardin Boulevard and Approximately 1,500 Feet South of U.S. Highway 380 (University Drive), And Accompanying Ordinance

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 3, 2020

DEPARTMENT: Development Services - Planning Department

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

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

APPLICATION SUBMITTAL DATE: July 20, 2020 (Original Application)
August 21, 2020 (Revised Submittal)
September 4, 2020 (Revised Submittal)
September 28, 2020 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow a garage, auto repair facility (Express Oil Change & Tire Engineers) located on the east side of Hardin Boulevard and approximately 1,500 feet south of U.S. Highway 380 (University Drive).

The zoning for the subject property (PD Ord. No. 2018-09-070) requires that a specific use permit be granted for a garage, auto repair facility to be operated on the subject property. As part of the specific use permit request, the applicant has submitted an exhibit, which details building locations, parking areas, ingress/egress points, and screening.

SURROUNDING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" Planned Development District 2018-09-070 (Commercial Uses)	Undeveloped Land
North	"PD" Planned Development District 2018-09-070 (Commercial Uses)-	7-Eleven
South	"PD" Planned Development District 2018-09-070 (Commercial Uses)	Undeveloped Land
East	"PD" Planned Development District 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 proposed use is compatible with the existing land uses of the adjacent properties. The proposed location is situated within a PD with a base zoning district of "C3" Regional Commercial District, which is designed to provide for high commercial uses. As well, the site is surrounded entirely by commercial zoning districts.

Staff feels the proposed oil change facility use will not inhibit or negatively affect the surrounding properties because it meets all development standards. Bay doors are proposed to be screened with living screening, which will create an attractive and soft visual screening effect.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the

Zoning Ordinance.

ACCESS/CIRCULATION:

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

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

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

BOARD OR COMMISSION RECOMMENDATION: On October 13, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 10.13.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Collin Crossing District](#)

[Placetype Definitions](#)

[Ex. PD. Ord. No. 2018-09-070](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[Presentation](#)