



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	16-312SP	<b>Name:</b>	Honest-1 Auto Care Site Plan
<b>Type:</b>	Agenda Item	<b>Status:</b>	Approved
		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	12/13/2016	<b>Final action:</b>	12/13/2016
<b>Title:</b>	Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Honest-1 Auto Care, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway		
<b>Indexes:</b>			
<b>Attachments:</b>	1. PZ Report, 2. Standard Conditions Checklist, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Proposed Site Plan, 6. Proposed Landscape Plan, 7. Powerpoint Presentation		

Date	Ver.	Action By	Action	Result
12/13/2016	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Honest-1 Auto Care, 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:** December 13, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant receive approval to utilize a living plant screen to screen the overnight parking spaces for vehicles awaiting repair and to screen the bay doors located on the west and east side of the building from adjacent, non-residential properties.

Prior to issuance of a building permit:

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

**APPLICATION SUBMITTAL DATE:** October 24, 2016 (Original Application)  
November 28, 2016 (Revised Submittal)  
December 2, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 5,202 square foot automotive repair facility (Honest-1 Auto Care) on a 0.65 acre tract of land.

Site plans can typically be approved by Staff; however, the applicant is requesting approval of a variance to utilize a living plant screen to screen the overnight parking spaces for vehicles awaiting repair and to screen the bay doors located on the west and east side of the building from adjacent non-residential properties.

The applicant has submitted an associated minor replat (16-311MRP) that is also being considered at the December 13, 2016 Planning and Zoning Commission meeting.