



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 16-192SUP **Name:** Automotive Care Center Specific Use Permit  
**Type:** Agenda Item **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 2/28/2017 **Final action:** 2/28/2017  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Care Center, Located Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 (University Drive)

**Indexes:**

**Attachments:** 1. PZ Report, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Proposed SUP Exhibit, 5. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
2/28/2017	2	Planning & Zoning Commission	Close the public hearing	Pass
2/28/2017	2	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Care Center, Located Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 (University Drive)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** February 28, 2017

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, Planning Manager  
Melissa Spriegel, Planner I

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 21, 2017 City Council Meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed specific use permit for an automotive care center, with the following condition:

1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.

**APPLICATION SUBMITTAL DATE:** June 13, 2016 (Original Application)  
August 2, 2016 (Revised Submittal)  
September 26, 2016 (Revised Submittal)  
October 24, 2016 (Revised Submittal)  
January 26, 2017 (Revised Submittal)  
February 10, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a specific use permit for an automotive care center on approximately 1.50 acres of land, located approximately 520 feet east of Community Avenue and on the south side of U.S. Highway 380 (University Drive). The associated rezoning request for the subject property is being considered concurrently by the Planning and Zoning Commission (see item 16-193Z).

The proposed zoning for the subject property ("C2" - Local Commercial District) requires that a specific use permit be granted in order to allow for an automotive care center (garage, auto repair) on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building location, overhead door locations, screening devices and parking areas.