CITY OF McKINNEY, TEXAS

Legislation Details (With Text)

File #:	19-0005SUP2	**Name:**	Jordan Towing Specific Use Permit
Type:	Ordinance	**Status:**	Approved
		In control:	City Council Regular Meeting
On agenda:	8/20/2019	**Final action:**	8/20/2019
Title:	Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for an Automotive Storage Facility (Jordan Towing), Located Approximately 1,160 Feet North of Harry McKillop Boulevard (FM 546) and on the East Side of Couch Drive, and Accompanying Ordinance		
Indexes:			
Attachments:	1. PZ Minutes, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Comprehensive Plan Maps, 5. Business & Aviation District, 6. Placetype Definitions, 7. Proposed Ordinance, 8. Proposed Exhibits A-C, 9. Presentation		

Date	Ver.	Action By	Action	Result
8/20/2019	1	City Council Regular Meeting	Close the public hearing	Pass
8/20/2019	1	City Council Regular Meeting	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for an Automotive Storage Facility (Jordan Towing), Located Approximately 1,160 Feet North of Harry McKillop Boulevard (FM 546) and on the East Side of Couch 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: August 20, 2019

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Derrick Rhys Wilson, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the specific use permit request.

APPLICATION SUBMITTAL DATE: June 3, 2019 (Original Application)
June 25, 2019 (Revised Submittal)
July 9, 2019 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow for automotive storage uses (Jordan Towing), located approximately 1,160 feet north of Harry McKillop Boulevard (FM 546) and on the east side of Couch Drive. The applicant is proposing to construct an 8,749 square-foot office/warehouse building with automotive storage in the rear.

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The current zoning district for the subject property ("ML" - Light Manufacturing District) requires that a specific use permit be granted in order for automotive storage to be operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing building locations, parking areas, ingress/egress points, and screening.

At the July 23, 2019 Planning and Zoning Commission meeting, concern about drainage, screening, storage, and business operations were expressed. In response to the discussion held, the Planning and Zoning Commission proposed a 90 day storage limit per vehicle on site. For further discussion details, please refer to the July 23, 2019 Planning and Zoning Commission minutes.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land
North	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land
South	"MH" - Heavy Manufacturing District (Heavy Manufacturing Uses)	Wistron Green Tech
East	"ML" - Light Manufacturing District (Light Manufacturing Uses)	Undeveloped Land
West	"ML" - Light Manufacturing District (Light Manufacturing Uses) and "MH" - Heavy Manufacturing District (Heavy Manufacturing Uses)	Aidan Gray Home, Quikrete Cement and Concrete Products

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 believes that the site is appropriate for the proposed use at this location.
With the abundance of warehouse and industrial uses in the surrounding area, the proposed development fits well with the current development pattern. The site has been designed in a way that places emphasis on the buildings along Couch Drive while screening the storage area to reduce any potential impacts. This also aligns with the Comprehensive Plan which calls for similar uses such as manufacturing and employment mix, and as such, Staff recommends approval of the proposed

specific use permit request.

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 the 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 establishes distinctive districts, each with a clear intent and market focus that are reinforced through character-defining placetypes. In conjunction with the Preferred Scenario, there will be a series of district diagrams which outline the desired development patterns for each unique area of McKinney. Per the Preferred Scenario, the subject property is located in the Business & Aviation District. General placetypes included in this district are Aviation, Employment Mix, Commercial Center, Manufacturing & Warehousing and Professional Campus.

The proposed specific use permit request is not in conflict with the referred Scenario.

ACCESS/CIRCULATION:

Adjacent Streets: Couch Drive, 60' Right-of-Way, Collector

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

BOARD OR COMMISSION RECOMMENDATION: On July 23, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit request, with the additional provision that storage of vehicles be limited to 90 days.