



**21-0001SUP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Garage Auto Repair (Sun Auto McKinney), Located on the South Side of Virginia Parkway and Approximately 315 Feet West of Hardin Boulevard

**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:** April 13, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Kaitlin Gibbon, Planner II  
Caitlyn Strickland, Planning Manager  
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 May 4, 2021 meeting.

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

**APPLICATION SUBMITTAL DATE:** March 8, 2021 (Original Application)  
March 26, 2021 (Revised Application)

**ITEM SUMMARY:** The applicant is proposing a specific use permit to allow for garage auto repair (Sun Auto McKinney) located on the south side of Virginia Parkway approximately 315 west of Hardin Boulevard.

The zoning for the subject property, "C2" - Local Commercial District, requires that a specific use permit be granted in order for garage auto repair to be operated on the subject property.

**EXISTING ZONING AND LAND USES:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District 2010-06-018 (Commercial Uses)	Park Ridge Addition
South	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
East	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land (Future Starbucks)
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 site is appropriate for the proposed use and is compatible with existing and proposed land uses of the adjacent properties.

In particular, Staff has noted that the subject property is located near an intersection of two arterials and is directly adjacent to a proposed gas station just to the east. Other existing lots adjacent to the subject property are zoned for commercial uses, which provides a buffer between the proposed garage auto repair and the anticipated future independent living and nursing home facility approximately 270 feet south of the site.

When looking at existing auto repair facilities within the City of McKinney, Staff has evaluated the development pattern and feels that the location and distance of the proposed garage auto repair is consistent with other locations in and around McKinney. Given these factors, Staff is supportive of the proposed specific use permit request.

**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: Virginia Parkway, 130' Right-of-Way, Major Arterial

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

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Specific Use Permit](#)

[Presentation](#)