



21-0001SUP2

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, 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: May 4, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Gibbon, Planner II

RECOMMENDED CITY COUNCIL ACTION: 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
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 one letter of opposition and no letters of support to this request.

BOARD OR COMMISSION RECOMMENDATION: On April 13, 2021, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.

SUPPORTING MATERIALS:

[DRAFT PZ Minutes 4.13.pdf](#)
[Location Map amd Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)