



21-0012SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Service Station (Strickland Brothers Oil Change), Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway, 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: January 4, 2022

DEPARTMENT: Development Services - Planning Department

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

RECOMMENDED CITY COUNCIL ACTION: Staff recommends denial of the proposed specific use permit request due to the intensity of the proposed use and incompatibility with the surrounding area.

However, if the specific use permit is approved, the follow conditions shall apply:

1. The property shall generally develop in accordance with the attached specific use permit exhibit, and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: September 13, 2021 (Original Application)
October 25, 2021 (Revised Submittal)
November 24, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a service station (Strickland Brothers Oil Change) on the subject property. The proposed facility is approximately 1,700 square feet, located on the southwest corner of Ridge Road and McKinney Ranch Parkway.

The governing zoning district ("C2" - Local Commercial District) requires that a specific

use permit be granted in order for a service station to be operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2"- Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2007-10-103 (Commercial Uses)	The Glass House TX Smoke Shop, CK Dental City, SD Donuts, and Heartland Montessori Academy
South	"PD" - Planned Development District Ordinance No. 2016-03-021 (Commercial Uses)	Ridge Commons Shopping Center
East	"PD" - Planned Development District Ordinance No. 2014-02-012 (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2016-03-021 (Assisted and Independent Living Uses)	Hidden Springs of McKinney

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 inappropriate for the proposed use and is incompatible with existing land uses on the adjacent properties.

Given the size and location of the property, as well as the nearby small-scale retail, Staff has concerns with any proposed auto-centric repair or maintenance facility in this location. It is our professional opinion that such auto-centric facilities would not be of an

intensity appropriate for the area.

In 2019, a previous specific use permit (SUP) request was brought forward for this site seeking approval of an Automobile Repair Facility (Meineke Car Care Center). At that time, the Planning and Zoning Commission voted to recommend denial of the proposed SUP. The request was ultimately withdrawn by the applicant before it could be considered by the City Council. Although the proposed SUP for a Service Station would limit automotive work to oil changes (as opposed to the quick service auto-repair proposed in 2019), Staff still feels that the intensity of any automotive-related facility is not compatible with the small-scale retail and services that exist in the immediate area. As such, Staff recommends denial of the proposed specific use permit request.

IMPACT ON EXISTING DEVELOPMENT: While the surrounding area has developed or is zoned or proposed for small scale commercial, Staff has concerns that the intensity of the proposed use may have a negative impacts on the adjacent development.

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: Ridge Road, 140' Right-of-Way, Major Arterial McKinney Ranch Parkway, 145' Right-of-Way, Major Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received one letter of support and no letters in opposition to this request. Staff has also received citizen comments through the online citizen portal, which are attached for your reference.

BOARD OR COMMISSION RECOMMENDATION: On December 14, 2021, the Planning and Zoning Commission voted 5-2-0 to recommend approval of the proposed specific use permit request. Vice Chairman Mantzey and Commission Member Kuykendall voted against the motion to approve.

SUPPORTING MATERIALS:

[Draft PZ Minutes 12.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Citizen Comments](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)