



22-0003SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway

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 12, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner I
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 3, 2022 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit request due to concerns regarding the oversaturation of automobile sales uses in the vicinity of the subject property.

However, if the applicant's request is approved, the following special ordinance provisions 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: February 28, 2022 (Original Application)
March 23, 2022 (Revised Resubmittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow for Automobile Dealership Sales (Best Price Auto Group), located at 751 North Central

Expressway (US Highway 75).

The zoning for the subject property, "C" - Planned Center District, requires that a specific use permit be granted in order for automobile dealership sales to be operated on the subject property.

A similar Automobile Dealership SUP request was considered by the City Council in 2021 on the property, but was ultimately denied by the Council by a vote of 6-0-0. The Planning and Zoning Commission voted 5-1-0 to recommend denial to the City Council at the October 26, 2021 meeting.

With this current SUP submittal, the applicant has significantly changed the layout from the previous submittal. These changes include expansion of the building size, incorporation of an indoor showroom, reduction of the outdoor car display, and removal of the automobile service uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" - Planned Center District (Commercial Uses)	Vacant Land
North	"C" - Planned Center District (Commercial Uses) and "PD" - Planned Development District (Residential Uses)	CareNow Urgent Care - McKinney Stoneleigh Place Addition
South	"C" - Planned Center District (Commercial Uses) and "RS-84" - Single Family Residence District	McKinney Academy Montessori Northwood Park
East	"C" - Planned Center District (Commercial Uses)	U.S. Highway 75 Frontage Road
West	"RS-84" - Single Family Residence District	Northwood Park

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

In 2018, City Council had several discussions regarding concerns about the prevalence of auto-related uses along many of the city's major corridors. Ultimately, the Council approved amendments to the city's zoning ordinance to better support the following goals:

- Create consistency with older and newer zoning districts;
- Discourage the proliferation of automotive sales along major thoroughfares; and
- Preserve US Highway 75 and State Highway 121 for uses that enhance McKinney's presence along these major corridors.

When considering compatibility of the proposed request with surrounding land uses, Staff found that there are seven car dealerships less than a mile from this proposed specific use permit location. Those seven dealerships take up approximately 67 acres of the roughly 230 acres along US Highway 75. This means that about 29% of prominent frontage in that one-mile radius has already been taken by car dealership uses.

That said, it is Staff's professional opinion that the subject property should be preserved for uses that better diversify the commercial mix along the US 75 commercial frontage.

As such, Staff feels that the site is not appropriate for the automotive dealership use and is unable to support the proposed specific use permit.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. However, should the SUP request be approved, these items will be addressed as part of the site plan process.

ACCESS/CIRCULATION:

Adjacent Streets: U.S. Highway 75, Variable Width Right-of-Way, Major Regional Highway/Multi-Modal Bois D'arc, 40' Right-of-Way, Collector N Park Dr, 40' Right-of-Way, Collector

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Specific Use Permit Exhibit](#)

[Metes and Bounds](#)

[Landscape Plan - Informational Only](#)

[Elevations - Informational Only](#)

[Presentation](#)