



22-0003SUP2

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, 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 3, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Jake Bennett, Planner I

RECOMMENDED CITY COUNCIL ACTION: 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 and the City Council's directive to 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.

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.

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. Please see the proposed specific use permit for a more detailed illustration.

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 not received any letters of support for or letters of opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff received citizen comments through the online citizen portal, which are attached for your reference.

BOARD OR COMMISSION RECOMMENDATION: On April 12, 2022, the Planning and Zoning Commission voted 5-2-0 to recommend approval of the proposed specific use permit.

SUPPORTING MATERIALS:

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Citizen Comments](#)

[Existing Dealership Locations Exhibit](#)

[Proposed Ordinance](#)

[Exhibits A-C](#)

[Proposed Landscape Plan - Informational Only](#)

[Proposed Elevations - Informational Only](#)

[Presentation](#)