



21-0013SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automotive, Showroom and Service Center Expansion (Huffines Hyundai), Located at 1301 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: February 7, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Sheffield, CNU-a, Senior Planner

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision:

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 28, 2021 (Original Application)
April 25, 2022 (Revised Submittal)
July 26, 2022 (Revised Submittal)
October 21, 2022 (Revised Submittal)
December 6, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant requests a specific use permit to allow for Automotive, Showroom and Service Center Expansion (Huffines Hyundai), located at 1301 North Central Expressway.

The current zoning district for the subject property ("C" - Planned Center District) requires that a specific use permit be granted for automotive sales at this site. It should

be noted that Huffines Hyundai is an existing auto dealership on the subject property and the proposed specific use permit request is to allow for a building expansion on the existing site. As part of the specific use permit request, the applicant has submitted an exhibit, detailing building locations, parking areas, ingress/egress points, and screening.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C" - Planned Center District (Commercial Uses)	Huffines Hyundai McKinney, Huffines Used Car & Truck Superstore, Huffines Kia McKinney
North	"C" - Planned Center District (Commercial Uses)	CarMax
South	"C" - Planned Center District (Commercial Uses)	Undeveloped Land
East	"C" - Planned Center District (Commercial Uses)	Hank's Texas Grill, Red Roof Inn
West	"PD" - Planned Development District Ord. No. 98-09-48 (Office and Multi-Family Residential Uses)	Westcreek Ranch Apartments

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

The applicant is proposing to construct approximately 12,000 square feet of building expansion for reception, parts storage, and maintenance. The proposed expansions are contained within the existing lot and are primarily proposed at the rear of the building. Staff has evaluated the request based on the above-mentioned parameters and does not have any concerns with the proposed building expansion of the existing use.

Therefore, Staff recommends approval of the proposed specific use permit request.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request will negatively impact 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. The exhibit does not yet fully include certain site plan-related elements such as all required landscaping, fire protection or engineering requirements. However, these items can be addressed prior to the City Council meeting or can otherwise be conditioned in the specific use permit.

ACCESS/CIRCULATION:

Adjacent Streets: US Highway 75, 400' Right-of-Way, Major Regional Highway/Multi-Modal White Avenue, 120', Minor Arterial

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

BOARD OR COMMISSION RECOMMENDATION: On January 24, 2023, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)