



24-0014SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Minor Vehicle Repair (Take 5 Oil), Located at 12121 West University Drive, 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 7, 2025

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Araceli Botello, Planner II

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

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: July 2, 2024 (Original Application)
August 23, 2024 (Revised Submittal)
October 9, 2024 (Revised Submittal)
November 5, 2024 (Revised Submittal)
November 20, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow Minor Vehicle Repair (Take 5 Oil) on the subject property. The proposed building is approximately 1,682 square feet, and is located at 12121 W University Drive

The governing zoning district ("C2" - Local Commercial District) requires that a specific use permit be granted for a Minor Vehicle Repair business to operate 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 (Commercial Uses)	Undeveloped Land
North	Town of Prosper	Undeveloped Land
South	"C2"- Local Commercial (Commercial Uses)	Undeveloped Land
East	"C2"- Local Commercial (Commercial Uses)	Undeveloped Land
West	"C2"-Local Commercial (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Whether the request complies with all site specifications adopted by the City, including the base zoning district and/or the PD entitlements;
- Whether the site, buildings, and use meet the criteria specified for the use in Section 205C, Use Definitions and Use-Specific Standards, of the UDC;
- Whether the proposed use will be detrimental to the adjacent properties or to the City as a whole;
- Whether the proposed uses are compatible in terms of scale (building massing, form, orientation, and location), intensity, and operating characteristics with uses and structures on adjacent properties and properties in the vicinity of the proposed application; and
- Whether potential impacts associated with such use are adequately mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening, to minimize adverse impacts on surrounding uses and the City.

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 proposed land uses of the adjacent properties.

The applicant is proposing to develop a Minor Vehicle Repair business for a Take 5 Oil on the property. The proposed development complies with all site-specific, zoning, and use requirements outlined within the City of McKinney’s Unified Development Code

(UDC), including building height, parking, vehicle stacking, landscaping, and screening. All bays shall be screened with a door that is finished with glass and shall be constructed to appear as a window when closed, and street buffer trees at a rate of 1 per 30 feet will be required along all street frontages.

Furthermore, the property is along a major regional highway (US Highway 380) as well as the surrounding properties are zoned "C2" - Local Commercial District, which allows for a wide range of commercial and retail uses. The intensity and operational characteristics of the proposed minor vehicle repair business are consistent with other planned developments in the area, including a fast-food service restaurant, drive-through banking, and a car wash facility. Staff believe the proposed minor vehicle repair use will complement the existing and planned developments as well as will not negatively impact the surrounding area.

Given these factors, staff recommends approval of the SUP 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: W University Drive, 350' Right-of-Way, Major Regional Highway

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.

BORD OR COMMISION RECOMMENDATION On December 10, 2024, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.

SUPPORTING MATERIALS:

- [12.10.2024 PZ Minutes](#)
- [Location Map and Aerial Exhibit](#)
- [Letter of Intent](#)
- [Proposed Ordinance](#)
- [Proposed Exhibits A-C](#)
- [Presentation](#)