



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 22-0020SUP2 **Name:** Pat Lobb Toyota SUP

Type: Agenda Item **Status:** Approved

In control: Planning & Zoning Commission

On agenda: 3/14/2023 **Final action:** 3/14/2023

Title: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Automobile Sales, Repair or Storage (Pat Lobb Toyota), Located at 3350 South Central Expressway

Indexes:

Attachments: 1. Location Map and Aerial Exhibit, 2. Letter of Intent, 3. Proposed Specific Use Permit Exhibit, 4. Presentation

Date	Ver.	Action By	Action	Result
3/14/2023	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Automobile Sales, Repair or Storage (Pat Lobb Toyota), Located at 3350 South 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: March 14, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Lexie Schrader, 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 March 21, 2023 meeting.

STAFF RECOMMENDATION: 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: December 12, 2022 (Original Application)
January 30, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit to allow an expansion of the existing automobile dealership and repair business located at 3350 South Central Expressway. As

part of the specific use permit process, the applicant is also requesting a variance to permit bay doors to face the rights-of-way. There are bay doors proposed to face both Craig Drive and Bush Drive.

The current zoning for the subject property ("PD" - Planned Development District) requires that a specific use permit be granted for automobile sales, repair or storage at this site. It should be noted that Pat Lobb Toyota is an existing automotive dealership at this location and the proposed specific use permit request is to allow an expansion of the use on site.

Note: this SUP request has been reviewed based on the provisions found in Chapter 146 (Zoning Ordinance).

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District (Commercial Uses)	Pat Lobb Toyota
North	"PD" - Planned Development District (Commercial Uses)	Razzoo's Cajun Cafe
South	"PD" - Planned Development District (Commercial, Office and Multi-Family Uses)	El Fenix
East	"PD" - Planned Development District (Commercial and Warehouse/Distribution Uses)	Emerson Automation Solutions
West	"PD" - Planned Development District (Commercial and Hotel Uses)	Holiday Inn and Social Security Administration

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 a 23,950 square feet building for the expansion of Pat Lobb Toyota's service center facilities. The proposed expansion is oriented toward corner of Craig Drive and Bush Drive within what is now a parking area.

The proposed expansion is contained within the existing lot that the dealership is already occupying 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.

OFF-STREET LOADING AND SCREENING: Per Section 146-131 (Off-street loading) of the Zoning Ordinance, bay doors in any retail district or retail PD district shall be oriented away from the street frontage with the greatest width. Given that the bay doors are oriented towards Craig Drive and Bush Drive, the applicant is required to request a variance for the orientation of the bay doors and to reduce the screening required per Section 146-132 (Fences, walls, and screening requirements).

There is an existing metal fence with masonry columns and existing canopy trees along a portion of Craig Drive that will screen the larger bay door, but there is no additional screening being proposed for the new development along Bush Drive. It should be noted that this request aligns with the newly adopted screening requirements of the Unified Development Code (UDC). The UDC has removed the orientation of the bay door requirement that Section 146-132 (Fences, walls, and screening requirements) still has in place.

Taking into consideration the new UDC screening requirements and the fact that this site has existing landscaping in place to help soften the view of the northern bay doors, staff recommends approval of the variance 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
Bush Drive
Craig Drive

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.