



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 24-0013SUP, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Minor Vehicle Repair (Service Street Auto), Located at 4051 South Lake Forest Drive

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: July 23, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Stewart Starry, Planner I
Caitlyn Strickland, AICP, 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 August 6, 2024 meeting.

STAFF RECOMMENDATION: 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: June 10, 2024 (Original Application)
June 20, 2024 (Revised Submittal)
July 03, 2024 (Revised Submittal)
July 11, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow Minor Vehicle Repair (Service Street Auto) on the subject property. The proposed facility is approximately 4,400 square feet, located at 4051 S Lake Forest Dr.

The governing zoning district ("C2" - Local Commercial District) requires that a specific use permit be granted for a Minor Vehicle Repair business to operated 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.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District (Commercial Uses)	Gas Station
South	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
East	"C2" - Local Commercial District (Commercial Uses)	Undeveloped Land
West	"C2" - Local Commercial District (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 the surrounding land uses on the adjacent properties.

The site is just off the hard corner of two major arterial roadways (McKinney Ranch Parkway and South Lake Forest Drive) and is part of a larger lot that has been zoned for commercial uses since 2000. The applicant proposes to orient the service bay doors away from the public right-of-way, which should minimize the view of the bays and create an improved streetscape along McKinney Ranch Parkway. Although not a direct criterion for consideration of the SUP, Staff also notes that there are no other stand-alone auto repair developments nearby, and the remainder of the site is set to develop for neighborhood retail and service uses. With these things in mind, Staff feels that the proposed minor vehicle repair development should complement the existing and future area while adding to the needs in the area.

As such, 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: McKinney Ranch Parkway, 124' Right-of-Way, Major Arterial South Lake
 Forest Drive, 124' Right-of-Way, Major Arterial

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 or Commission. Staff has not received any citizen comments through the online citizen portal.