

Planning and Zoning Commission Meeting Minutes of April 24, 2018:

18-0002SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Day Care Facility (Village Park Square Day Care), Located on the Northwest Corner of Collin McKinney Parkway and Village Park Drive

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit request (SUP). She stated that the applicant is requesting approval of a specific use permit (SUP) to allow for a 10,080 square foot day care facility (Village Park Square Day Care) on the subject property. Ms. Quintanilla stated that the governing zoning district ("C1"- Neighborhood Commercial District) requires that a specific use permit be granted in order for a day care facility to be operated on the subject property. She stated that the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation. Ms. Quintanilla stated that the properties to the north and east are existing single family subdivisions. She stated that the property to the south is currently under construction for a single family subdivision (The Vineyards Phase 2). Ms. Quintanilla stated that the property to the west is zoned for similar commercial uses and is currently undeveloped. She stated that given that the day care facility is primarily a daytime use and is proposed to be situated and serve nearby residential subdivisions, Staff is of the professional opinion that the proposed day care facility is a compatible and complementary use to the existing and future adjacent land uses. Ms. Quintanilla stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. There were none.

Mr. Costa Mazidji, PE, Mazidji Group, 11105 Fernald Avenue, Dallas, TX, stated that he was the Civil Engineering on the project. He stated that the proposed day care facility would be useful and convenient for the surrounding community. Mr. Mazidji stated that they anticipate approximately 200 children at the facility.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit (SUP) as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 15, 2018.