

## **Planning and Zoning Commission Meeting Minutes of March 28, 2017:**

### **17-019SU2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Daycare Facility (Montessori Daycare), Located Approximately 675 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Stonebridge Drive**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed specific use permit for a daycare facility on approximately 1.50 acres of land. She stated that the governing zoning (“O-1” – Office District within the Stonebridge Ranch Planned Development District) for the subject property requires a specific use permit to be granted in order to allow for a daycare facility on the subject property. Ms. Spriegel stated that as part of the specific use permit request, the applicant had submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation. She stated that the properties located to the west and south of the subject property had existing office uses. Ms. Spriegel stated that the property to the north was zoned for commercial uses; however, it was undeveloped. She stated that the property to the east was an open space area serving as a buffer for the adjacent residential subdivision. Ms. Spriegel stated that it was Staff’s professional opinion that the daycare facility would remain compatible with the existing land uses. She stated that Staff recommended approval of the proposed specific use permit and offered to answer questions. There were none.

Mr. Bryan Hull, Real Estate Buy Design, 600 Wentworth, Richardson, TX, explained the proposed specific use permit for a daycare facility on the subject property. He stated that they were looking at approximately 208 students at the facility. Mr. Hull

thought that the school hours would be between 8:30 a.m. – 3:00 p.m., with the last pick up time being as late as 6:30 p.m. He stated that it would mostly be a daytime use facility. Mr. Hull stated that both of the office uses were medical. He felt that this was an ideal location for the daycare facility and offered to answer questions. There were none.

Vice-Chairman Zepp opened the public hearing and called for comments.

Mr. Lalit Sharma, 3381 Berkwood Place, Frisco, TX, turned in a speaker's card in support of the specific use permit request; however, did not wish to speak during the meeting.

On a motion by Commission Member Kuykendall, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit as recommended by Staff, with a vote of 7-0-0.

Vice-Chairman Zepp stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 18, 2017.