



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 16-333SUP      **Name:** Trails of Ivy Development Center SUP  
**Type:** Agenda Item      **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 1/10/2017      **Final action:** 1/10/2017  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to Allow for a Daycare (Trails of Ivy Development Center), Located at 7605 Virginia Parkway

**Indexes:**

**Attachments:** 1. PZ Report, 2. Standard Conditions Checklist, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Proposed Site Plan and SUP Exhibit, 6. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
1/10/2017	1	Planning & Zoning Commission	Close the public hearing	Pass
1/10/2017	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to Allow for a Daycare (Trails of Ivy Development Center), Located at 7605 Virginia Parkway

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** January 10, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 17, 2017 meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed specific use permit and site plan for the proposed daycare center.

Prior to the issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standards Conditions for Site Plan Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** November 28, 2016 (Original Application)  
December 20, 2016 (Revised Submittal)  
January 3, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting approval of a specific use permit (SUP) and site plan to allow for a daycare center (Trails of Ivy Development Center) located at 7605 Virginia Parkway.

The governing zoning for the subject property ("PD" - Planned Development District Ordinance No. 1996-02-006) requires that a specific use permit be granted in order for a daycare center to be operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the existing building and existing parking locations as well as the internal site circulation.