



17-099SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Personal Service (Pamper Me Salon Spa Studios), Located on the Southwest Corner of Collin McKinney Parkway and Piper Glen Road, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 20, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager
Melissa Spiegel, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit.

APPLICATION SUBMITTAL DATE: April 10, 2017 (Original Application)
April 24, 2017 (Revised Submittal)
April 27, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant requests a specific use permit to allow a personal service (Pamper Me Salon Spa Studios) located on the Southwest Corner of Collin McKinney Parkway and Piper Glen Road.

The zoning for the subject property ("PD" - Planned Development District Ordinance No. 2014-08-057) requires that a specific use permit be granted in order for a personal service 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 building and parking locations, as well as the internal site circulation.

On May 9, 2017, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the May 23, 2017 Planning and Zoning Commission Meeting due to public notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2014-08-057 and "REC" - Regional Employment Center Overlay District (Office Uses)	Southern Hills Office Park
North	"PD" - Planned Development District Ordinance No. 2003-05-050; "PD" - Planned Development District Ordinance No. 2006-02-018; and "REC" - Regional Employment Center Overlay District (Retail Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2014-01-002 and "REC" - Regional Employment Center Overlay District (Multi-Family Residential Uses)	Undeveloped Land
East	"SO" - Suburban Office District; "PD" - Planned Development District Ordinance No. 2014-01-002; and "REC" - Regional Employment Center Overlay District (Office and Single Family Residential Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2003-05-050; "PD" - Planned Development District Ordinance No. 2006-02-018; and "REC" - Regional Employment Center Overlay District (Retail Uses)	Undeveloped Land

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

Staff has evaluated the request based on the above parameters and it is Staff's professional opinion that the site is appropriate for the proposed use and is compatible with existing land uses on the adjacent properties.

IMPACT ON EXISTING DEVELOPMENT: There is currently an approved site plan on the subject property for an office park, of which phase 1 is completed and phase 2 is under development. The applicant is requesting to operate the personal service use within one suite (suite 504) of the office park on the property; however, the specific use permit, if approved, will apply to the property as a whole. The properties located to the west and north of the subject property are zoned for retail uses. The properties to the east are zoned for office uses and a common area adjacent to single family residential uses; while the property to the south is zoned for multi-family residential uses. Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): The Future Land Use Plan (FLUP) designates this area for Office Uses. A personal service is an allowed use in an office district, with approval of an SUP. The proposed specific use permit request is not in conflict with the FLUP.

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, Variable Width Right-of-Way, Greenway Arterial Piper Glen Road, Variable Width Right-of-Way, Collector

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On May 23, 2017 the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed specific use permit request.

SUPPORTING MATERIALS:

[PZ Minutes 052317](#)

[PZ Minutes 050917](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)