



**22-0001SUP2**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Personal Service Use (Authentic Thai Massage Therapy), Located at 8751 Collin McKinney Parkway, Suite 203, and Accompanying Ordinance

**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:** April 5, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Jake Bennett, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** 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:** February 7, 2022 (Original Application)  
February 23, 2022 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a specific use permit to allow a personal service use (Authentic Thai Massage Therapy) located at 8751 Collin McKinney Parkway, Suite 203.

The zoning for the subject property ("SO" - Suburban Office district) requires that a specific use permit be granted in order for a personal service use to be operated on the subject property.

**SURROUNDING LAND USE AND ZONING:**

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Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"SO" - Suburban Office District (Office Uses)	Offices, Medical Offices, and Personal Services
North	"PD" - Planned Development District 2022-01-013 (Office Uses)	Undeveloped Land
South	"PD" - Planned Development District 2014-01-002 (Single Family Residential Uses)	Single Family Residential
East	"PD" - Planned Development District 2001-02-017 (Single Family Residential, Multi-Family Residential, Office, Retail, Employment Center, and Mixed Uses)	TPC Craig Ranch
West	"PD" - Planned Development District 2014-08-057 (Office Uses)	Offices, Medical Offices

**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-mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties. This building has another personal service use already existing, and includes other similar office uses. The proposed tenant is licensed in massage therapy for medical uses, and their typical clients are referred to Authentic Thai Massage Therapy by medical professionals, as opposed to retail massages. Staff believes that this personal service use should complement other existing and future tenants within the office development.

**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.

**IMPACT ON EXISTING DEVELOPMENT:** Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments. The

applicant is proposing to operate the personal service use in Building 2 of the existing Southern Hills Office Park II, as depicted on the attached SUP Exhibit.

**ACCESS/CIRCULATION:**

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial Piper Glen Road, Variable Width Right-of-Way

Internal Circulation: Fire lanes currently exist on site and will remain. These fire lanes connect to existing developments on the east and west sides of the property. Please refer to the Specific Use Permit Exhibit for the existing layout.

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

**BOARD OR COMMISSION RECOMMENDATION:** On February 8, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.

**SUPPORTING MATERIALS:**

- [PZ Minutes](#)
- [Location Map and Aerial Exhibit](#)
- [Letter of Intent](#)
- [Proposed Ordinance](#)
- [Exhibits A-C](#)
- [Presentation](#)