



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0017SUP2, Version: 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Personal Service Use (Chess Academy), Located at the Southeast Corner of Collin McKinney Parkway and Piper Glen Road, 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: December 4, 2018

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Director of Planning
Samantha Pickett, AICP, Planning Manager
Derrick Rhys Wilson, Planner I

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

APPLICATION SUBMITTAL DATE: September 19, 2018 (Original Application)
October 8, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a Personal Service Use (Chess Academy) located at 8897 Collin McKinney Parkway, Suite 204.

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

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"SO" - Suburban Office District (Office Uses)	Under Development
North	"PD" - Planned Development District Ordinance No. 2006-01-002 (Single Family Residential Uses) "PD" - Planned Development District Ordinance No. 2003-05-050 (Residential and Commercial Uses)	Estates at Craig Ranch West Subdivision and Undeveloped Land

South	"PD" - Planned Development District Ordinance No. 2014-01-002 (Single Family Residential Uses)	Southern Hills at Craig Ranch Phase 2
East	"PD" - Planned Development District Ordinance No. 2001-02-017 (Single Family Residential, Multi-Family Residential, Office, Retail, Employment Center, and Mixed Uses)	Tournament Players Club at Craig Ranch
West	"PD" - Planned Development District Ordinance No. 2017-06-074 (Office and Personal Service Uses)	Southern Hills Office Park at Craig Ranch

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 believes that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments and would complement the existing office development.

CONFORMANCE TO THE PREFERRED SCENARIO: The Preferred Scenario designates this property as the Urban Living placetype within the Collin McKinney Commercial District. The Urban Living placetype allows for non-residential development at a neighborhood scale in appropriate locations. Personal service uses are an allowed use within the zoning district with approval of an SUP, and align with the criteria of the designated placetype and district. The proposed specific use permit request is not in conflict with the Preferred Scenario.

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 October 23, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.