



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 21-0005SUP2, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for an Outdoor Amusement Facility (The Flour Mill), Located at 501 East Louisiana Street, 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: August 3, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision(s):

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: May 18, 2021 (Original Application)
June 10, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a specific use permit to allow for outdoor commercial amusement uses for the property located at 501 East Louisiana Street (the Flour Mill aka the Mill at East McKinney).

Specifically, the applicant is proposing to construct an approximately 200 square foot covered platform and 3,100 square foot seating area in between two existing structures on the overall Flour Mill property (601 and 501 E. Louisiana Street). Based on information provided by the applicant, the proposed request is to allow for outdoor events such as weddings and receptions on the subject property.

The zoning for the subject property ("MTC" McKinney Town Center District - Transit Village Core) requires that a specific use permit be granted to allow for outdoor commercial amusement uses to be conducted on the site.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MTC" McKinney Town Center District (Commercial and Residential Uses)	Flour Mill
North	"MTC" McKinney Town Center District (Commercial and Residential Uses)	Big Bass Towing
South	"MTC" McKinney Town Center District (Commercial and Residential Uses)	Old Red Lumber Yard Market
East	"MTC" McKinney Town Center District (Commercial and Residential Uses)	McKinney ISD Warehouse
West	"MTC" McKinney Town Center District (Commercial and Residential Uses)	Flour Mill Parking

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.

The subject property is located approximately 250 feet from the nearest residential property and is subject to the City's "Quiet Zone" regulations found in Chapter 70, Article V of the city's Code of Ordinances (commonly referred to as the "Noise Ordinance"). This specifically prohibits certain noise disturbances in/within proximity to residential uses.

Specifically, use of musical instruments, loudspeaking amplifiers and similar devices on the subject property would be considered a noise disturbance and subject to the city's enforcement authority if operated between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday, and between the hours of 11:30 p.m. and 7:00 a.m., Friday and Saturday (Section 70-120).

While the property is located within the "Quiet Zone," it does not have any direct residential adjacency and the closest residential uses are buffered by a commercial block. Additionally, the proposed scale of the outdoor uses is relatively small compared to the overall building footprint(s) and development of the Flour Mill site.

As such, Staff recommends approval of the request.

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.

ACCESS/CIRCULATION:

Adjacent Streets: East Louisiana Street, 80' Right-of-Way, Town Thoroughfare
 Throckmorton Street, 80' Right-of-Way, Town Thoroughfare East
 Virginia Street, 80' Right-of-Way, Town Thoroughfare

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

BOARD OR COMMISSION RECOMMENDATION: On July 13, 2021, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed specific use permit.