



21-0003SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Grocery Store (Desi District), Located at 5400 Collin McKinney Parkway

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 27, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Joe Moss, Planner I
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 18, 2021 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit request.

APPLICATION SUBMITTAL DATE: March 22, 2021 (Original Application)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a grocery store (Desi District) located 5400 Collin McKinney Parkway.

The zoning for the subject property ("C1" Neighborhood Commercial District) requires that a specific use permit be granted in order for a grocery store to be operated on the subject property. The applicant is also proposing a restaurant use as part of the grocery store, however, restaurants are permitted under the zoning of the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"C1" Neighborhood Commercial District (Commercial Uses)	Village Park Square
North	"PD" Planned Development District 2002-05-038 (Single Family Residential Uses)	Village Park Phase 2A, Village Park Please 2E
South	"PD" Planned Development District 2015-10-088 (Single Family Residential Uses)	Vineyards Phase 2
East	"PD" Planned Development District 2002-05-038 (Single Family Residential Uses)	Village Park Phase 1B
West	"C1" Neighborhood Commercial District (Commercial Uses)	Stacy Office Park

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 proposed use is in a structure that is 5,071 square feet and is a compatible scale for a neighborhood retail district. The proposed location is in a newly constructed retail shell building and the site meets current development standards. The proposed location is on the corner of a collector street and an arterial roadway and the site has been developed to account for any potential traffic for similar retail uses. Given the scale and location of the proposed grocery store, staff is in support of the specific use permit.

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: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial Village Park Drive, 60' Right-of-Way, Collector Street

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

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Specific Use Permit Exhibit](#)

[Presentation](#)