22-0016SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Personal Service (Carrie Radish Wax Company), Located at 8751 Collin McKinney Parkway, Suite 1803, 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: October 3, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Lexie Schrader, 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: August 8, 2022 (Original Application)
August 24, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a personal service use (Carrie Radish Wax Company) located at 8751 Collin McKinney Parkway, Suite 1803.

The zoning for the 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.

EXISTING ZONING AND LAND USES:

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), “PD” - Planned Development District 2003-05-050 (Residential, Retail and Commercial)	Undeveloped Land, Single Family Residential
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 proposed use is appropriate for the site and should be compatible with adjacent proposed and existing land uses.

The site consists of an existing office park directly adjacent to other existing or proposed office developments. There are existing personal service uses similar to the proposed body waxing use on the subject property. Staff feels that the proposed 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 existing 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
Piper Glen Road, Variable Width Right-of-Way

Internal Circulation: Fire lanes are existing on site.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters in support of or opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council or Planning and Zoning Commission. As part of the Planning and Zoning public hearing process, staff has not received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On September 13, 2022, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed Specific Use Permit request.

SUPPORTING MATERIALS:

- PZ Minutes 9.13.2022
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Ordinance
- Proposed Exhibits A-C
- Presentation