

### **August 5, 2014 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 12,647 square foot portion of a building located on Lot 1R-1, Allen Business Center, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Prestige Circle (and commonly known as 7 Prestige Circle, Suite 100). (SUP-7/8/14-45) [Academy of Dance Arts]

Mr. Lee Battle, Assistant Director of Planning and Development, presented to the Commission. He stated that this request is for a Specific Use Permit for the Academy of Dance Arts, which according to the Allen Land Development Code, is categorized as a Gymnastics and Sports Training Facility use. This local business has been operating in the City for about a decade, and is growing and looking to move into a new space.

The property is located west of Prestige Circle and north of Bethany Drive. The properties to the north, west and south are zoned Planned Development PD No. 3 Light Industrial (LI). The property to the east (across Prestige Circle) is zoned Light Industrial (LI). Mr. Battle stated that the property to the north is the future site of the Nine Band Brewing Company, currently under construction. He clarified that the use of the Nine Band Brewing Company does not conflict with this proposed use in terms of separation requirements for businesses that serve alcohol.

The property is zoned Planned Development No. 3 with Light Industrial (LI) as the base zoning. Because it is zoned Light Industrial, this particular use of a Sports Training Facility, is required to obtain a Specific Use Permit (SUP).

The applicant is proposing to move into an existing building, so there is no associated site development. The building has recently been renovated, so the academy is just moving into the existing space.

Mr. Battle stated that the use, as explained by the applicant, is a higher level competitive professional dance training facility. It is not the type of facility where parents would stay while their kids practice, so the amount of traffic will not increase. Additionally, they do not have performances or competitions that occur at the facility, so large groups of people would not attend, so, again, there are no concerns with parking. The facility has adequate existing parking.

Chairman Cocking opened the Public Hearing.

Mr. James Goodman, 7 Prestige Circle, Allen, Texas, stated he was the owner of the property and managing member of the building. He stated he was available for questions. As the owner of the building, he said they entertained quite a few candidates as tenants for the building, and feel fortunate to have the Academy of Dance Arts which was in need of expansion. This place offers them to stay in Allen, which he believes is an asset to the community. They recently renovated the building and the Academy will continue to improve the area.

Mr. Jason Bucklin and Mrs. Megan Bucklin, 8508 Port Royal Lane, McKinney, Texas, spoke to the Commission as being available for any questions. Mrs. Bucklin, the Creative Director of the Academy of Dance Arts, stated they are in favor of the project.

Chairman Cocking closed the Public Hearing.

**Motion:** Upon a motion by 1<sup>st</sup>Vice-Chair Mangrum, and a second by Commissioner Orr,the Commission voted 5 IN FAVOR, and 0 OPPOSED to approvea Specific Use Permit SUP for a Gymnastics and Sports Training Facility use for the property located at 7 Prestige Circle, Suite 100,for the Academy of Dance Arts.

**The motion carried.**

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