

## **February 21, 2017 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 2,130± square foot portion of a building located on Lot 1R3, Block A, Watters Village; generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.). (SUP-1/24/17-6) [Circuit 31 Fitness]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a Public Hearing and Specific Use Permit for Circuit 31 Fitness. The property is generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.). The properties to the north (across Stacy Road) are zoned Planned Development PD No. 92 Shopping Center SC and Planned Development PD No. 92 Single-Family Residential R-7. The properties to the east and west are zoned Planned Development PD No. 86 for Shopping Center SC. To the south, the property is zoned Planned Development PD No. 86 Single-Family Residential R-7.

Ms. Mohan explained that the applicant is proposing to tenant a 2,130± square foot portion in an existing building for a fitness studio facility. Staff categorizes the facility as a Fitness and Health Center use. This type of use within the base zoning of SC requires a Specific Use Permit per the ALDC.

Ms. Mohan provided an overview of the fitness center's class schedule as follows:

- Daily classes (7 days a week)
  - Weekdays (Monday - Friday): 5:00 a.m. to 10:00 p.m.
  - Weekends (Saturday and Sunday): 6:00 a.m. to 5:00 p.m.

She stated that the maximum class capacity, including both members and employees, is 13.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the ALDC.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that three letters of support for the item were received:

- Bryan Ly, 939 W. Stacy Rd, Allen, TX - Support
- Ronald and Felicity Johnson, 916 Charles River Ct, Allen, TX - Support
- Donald Lauer, 920 Charles River Ct, Allen, TX - Support

Chairman Cocking asked if staff knew exactly what this fitness center does.

Ms. Mohan stated that it was her understanding that there are different fitness stations and that participants spend a few minutes at each station and rotate through the stations to complete their workout, but deferred to the applicant for additional detail.

Cody Phillips, 321 N. Central Expressway, Suite 370, McKinney, TX, the tenant's representative, addressed the Commission. He stated that the tenant offers a high intensity circuit training workout that lasts approximately 30 minutes.

2<sup>nd</sup> Vice-Chair Platt asked if noise was going to be a problem.

Mr. Phillips replied that it would not be as they do not use loud equipment or music.

Chairman Cocking stated that noise was his only concern due to the close proximity of residential uses and the early class hours. He asked Ms. Mohan what would happen if noise becomes an issue with the residents.

Ms. Mohan replied that if the City received noise complaints, Code Enforcement would investigate and measure the decibels being emitted from the business. If they exceed the City's requirements, then additional measures would be taken at that time.

**Motion:** Upon a motion by 2<sup>nd</sup> Vice-Chair Platt and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit SUP request for a Fitness and Health Center use for Circuit 31 Fitness; generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.).

**The motion carried.**