

Planning and Zoning Commission Meeting Minutes of May 9, 2017

17-090SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club, (The Paddock), Located at 119 South Tennessee Street

Mr. Brian Lockley, Director of Planning for the City of McKinney, explained the proposed specific use permit. He stated that the applicant was requesting a proposed restaurant located at 119 S. Tennessee Street (The Paddock) which would operate as a Private Club. Mr. Lockley stated that a Private Club allows for a larger percentage (65%) of the sales receipts from the sale of alcohol than a typical Mixed Beverage Permit (which allows 50%). He stated that if the requested specific use permit is approved and issued to the applicant, the applicant must then apply for and receive the necessary alcohol permits from the City of McKinney and the Texas Alcoholic Beverage Commission (TABC) before selling any alcohol on the premises. Mr. Lockley stated that the property is zoned "MTC" – McKinney Town Center Zoning District, which requires that a specific use permit be granted in order for a Private Club to operate on the subject property. He stated that the specific use permit requires that the premises contain a minimum of fifty (50) dining seats and a minimum of six hundred (600) square feet of dining area. Mr. Lockley stated that the proposed floor plan provides for 51 seats with approximately 871 square foot dining area, thus satisfying the minimum space requirements for a private club. He stated that they were also proposing a retail component. Mr. Lockley stated that there were some location criteria associated with this specific use permit. He stated that a private club shall be prohibited within three hundred (300) feet of the property line of any church, public or parochial school, hospital, extended care facility, or publically owned park. He stated the proposed use meets this requirement. Mr. Lockley offered to answer questions.

Commission Member Mantzey asked if the proposed second floor would be an office use. Mr. Lockley deferred that question to the applicant to answer.

Commission Member McCall asked if there was a second floor proposed. Mr. Lockley said yes; however, he was unsure of the proposed uses for it.

Mr. Wes Hoblit, 900 Jackson Street, Dallas, TX, stated that the proposed upstairs would strictly be office uses.

Commission Member Mantzey asked if the office space would be leased or used by the restaurant owner. Mr. Hoblit stated that the owner plans to use the office space to conduct business.

Chairman Cox asked how they propose to get the two Jeeps inside the building. Mr. Hoblit stated that they plan to install a sliding door off of Cloyd Street with a small ramp to allow access to exchange the vehicles out about once or twice every couple of months. He stated that the vehicles would be there for show.

Chairman Cox asked if the vehicles would come in and out of the north side of the building. Mr. Hoblit said yes. He stated that they would try to exchange the vehicles when it would cause the least amount of traffic issues.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 6, 2017.