

Planning and Zoning Commission Meeting Minutes of March 24, 2015:

14-331SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 220 Feet East of Ridge Road

Ms. Samantha Pickett, Planner II for the City of McKinney, stated that the applicant was requesting a specific use permit to allow for a restaurant with drive-through window on the subject property. She stated that Staff felt the site was appropriate for the proposed use and the applicant had met all of the requirements of the specific use permit. Ms. Pickett stated that Staff recommended approval of the proposed specific use permit with the special ordinance provisions listed in the Staff report.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; briefly explained the specific use permit request. He stated that a Chick-fil-A was planned for the site. He stated that the proposed site was about twice the size of one of their normal restaurants to help address traffic concerns. Mr. Roeder concurred with the Staff report.

Commission Member Stevens stated that he wished the landowner had reduced the size of the Chick-fil-A site to make extra room for the proposed Taco Bell site. Mr. Roeder stated that they had a limited amount of frontage to work with on the property. He stated that this was about the only way that they were able to get Chick-fil-A to agree to build at this location. Mr. Roeder felt that restaurants were needed in this area of McKinney.

Chairman Franklin opened the public hearing and called for comments.

Ms. Terry Miller, 6012 Hidden Pine Lane, McKinney, TX, stated that she lives in the Pine Ridge Estates and two doors down from the proposed restaurants. She asked about the plans to screen the restaurants from the surrounding neighborhood to address noise and traffic issues. Commission Member Gilmore felt that her concerns had more to do with the Taco Bell portion of the property and not this request. Chairman Franklin stated that during the consideration of the Taco Bell request (Case #14-333SUP) that her concerns would be addressed by the applicant and Staff.

Mr. Michael Henke, 6104 Pine Ridge Boulevard, McKinney, TX, stated that the Pine Ridge Homeowners' Association was in favor of the proposed development. He stated that they felt it brought value to the area. Mr. Henke also stated that restaurants were needed in this area.

Ms. Christine Jenkins, 3100 New York Avenue, McKinney, TX, was not opposed to having a restaurant at this location; however, expressed concerns about the amount of traffic Chick-fil-A could create at this intersection.

On a motion by Commission Member Stevens, seconded by Commission Member Kuykendall, the Commission voted unanimously to close the public hearing and recommend approval of the specific use permit with the special ordinance provision listed in the staff report, with a vote of 5-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 7, 2015.