

11-137SU2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of LINFER Properties, L.L.C., for Approval of a Site Plan and Specific Use Permit for a Restaurant with Drive Through Window and an Additional Retail/Restaurant Building, Approximately 1.19 Acres, Located on the Southeast Corner of McDonald Street and Anthony Street.

Mr. Anthony Satarino, Planner for the City of McKinney, explained the site plan and specific use permit request. He stated that Staff recommends approval of the requested specific use permit with special ordinance provisions listed in the staff report. Mr. Satarino stated that if the specific use permit is approved, then Staff also recommends approval of the site plan as condition in the staff report.

Mr. Dwayne Zinn, Cross Engineering Consultants, Inc., 131 S. Tennessee Street, McKinney, TX 75069, concurred with the staff report.

Commission Member Dave Kochalka asked about the landscape setbacks and the 30' corner clip setbacks. Mr. Zinn stated that they would have to apply for a rezoning request to change the corner clip setbacks.

Commission Member Larry Thompson asked what type of restaurant is being proposed. Mr. Zinn stated that it is a chicken restaurant.

Chairman Robert Clark opened the public hearing and called for comments. There were none, the Commission unanimously approved the motion by Commissioner George Bush, seconded by Commissioner David Kochalka, to close the public hearing and recommend approval of the site plan and specific use permit as recommended by Staff.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 15, 2011.