

Planning and Zoning Commission Meeting Minutes of April 25, 2017:

17-063SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, (Stonebridge Eldorado Retail Center), Located Approximately 525 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit. She stated that the applicant was requesting a specific use permit to allow for a restaurant with drive-through window. Ms. Quintanilla stated that the applicant was proposing to construct an approximately 11,000 square foot building, of which 4,000 square feet would be for restaurant uses, including a drive-through window on the west side of the building. She stated that the governing zoning ordinance allows for a restaurant with drive-through window, subject to the approval of a specific use permit by City Council. Ms. Quintanilla stated that the exhibit provides a general layout of the proposed building, site circulation, required parking, screening, and sanitation. She stated that the property to the west is a retail/restaurant strip center and to the east is an existing automotive repair facility. Ms. Quintanilla stated that the property to the north is a residential subdivision that is currently under construction. She stated that the applicant has provided a 10' landscape buffer along the northern property line with one tree planted every 40 linear feet as well as a 6' evergreen living screen to provide sufficient screening from the future residential subdivision. Ms. Quintanilla stated that the applicant was not proposing a traditional menu board and the location of the pick-up window would be on the west side of the building, oriented away from the future residential subdivision. She stated that given the frontage along Eldorado Parkway, Staff was of the professional

opinion that the proposed restaurant with drive-through window would be compatible with the existing and future commercial land uses. Ms. Quintanilla stated that Staff recommends approval of the proposed specific use permit and offered to answer questions.

Commission Member Mantzey asked for clarification on the distance between the restaurant and the future residential subdivision. Ms. Quintanilla stated that it would be approximately 137' from the pickup window to the north property line.

Commission Member Mantzey wanted to verify that there would not be a menu board in the back. Ms. Quintanilla stated that a menu board was not proposed at this time. She stated that if they decided to request one at a later time, then they would be required to obtain a new specific use permit and provide the additional stacking spaces as well.

Commission Member Mantzey stated that he had concerns regarding a drive-through near single family residential properties, especially if there was a 24 hour drive-through window with a microphone towards the back near single-family properties. He stated that since there will be a 24' fire lane, 10' buffer, and a 25' drainage easement that there should not be any single family residential properties located directly near the property line. Commission Member Mantzey stated that there was not going to be a menu board with speaker in the back. He stated that his concerns were addressed.

Commission Member Smith stated that Staff noted that this item also supports City Council's goal of Strategic & Economic Growth. Ms. Quintanilla stated that was correct. She stated that for this area was proposed for commercial uses, so we are seeing this last piece of property being developed as commercial.

Mr. Byron Waddey, Vasquez Engineering, 1919 Shiloh Road, Garland, TX, offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, 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 May 16, 2017.