

11-065SUP Chairman Clark called for a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Carrington Partners, for Approval of a Specific Use Permit to Allow for a Restaurant with Drive Through, Approximately 1.34 Acres, Located on the South Side of Eldorado Parkway and Approximately 200 Feet West of Hudson Crossing. Mr. Anthony Satarino, Planner for the City of McKinney, stated that the applicant is proposing to construct a Braum's Ice Cream Store with a drive-through window totaling 5,756 square feet. He stated that the subject property is located within PD 2011-05-031, recently adopted by City Council on May 17, 2011. Mr. Satarino stated that under the governing planned development ordinance, the subject property is to develop under the base zoning designation of "BN" – Neighborhood Business District. He stated that within the "BN" – Neighborhood Business District, restaurants with drive-through windows require the approval of a specific use permit. Mr. Satarino stated that if this specific use permit request is approved, the applicant will be required to submit a site plan and landscape plan, meeting all regulations stipulated in the Zoning Ordinance prior to the issuance of a building permit. He stated that Staff feels that the proposed use of the subject property is in keeping with the intent of the governing planned development district, by providing for limited

commercial uses serving the frequent needs of the residents of the immediate vicinity. Mr. Satarino stated that Staff does not anticipate that the specific use permit request would have a negative impact on existing or future developments in the area. He stated that Staff recommends approval of the specific use permit as conditioned in the staff report. Mr. Arlyn Samuelson, Pogue Engineering & Development Company, Inc., 1512 Bray Central Drive, McKinney, TX, asked for approval of this request and offered to answer questions. Chairman Clark opened the Public Hearing and called for comments. There being none, the Commission unanimously approved the motion by Commissioner Radke, seconded by Vice-Chairman Tate, to close the Public Hearing and recommend approval of the proposed specific use permit (SUP) with the special ordinance provision listed in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 21, 2011.