

Planning and Zoning Commission Meeting Minutes of June 25, 2013:

13-110SUP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Eldorado Bar Concepts, Inc., on Behalf of Orchid Shopping Center Dallas, TX L.P., for Approval of a Specific Use Permit for a Private Club (Jack's Pub), Being Fewer than 4 Acres, Located on the East Side of Orchid Drive and Approximately 200 Feet North of Eldorado Parkway

Mr. Leo Bethge, Planner for the City of McKinney, explained the specific use permit request. He stated that Staff recommends approval of the requested specific use permit.

Commission Member Bush asked about the differences in the required percentages of alcohol sales between a specific use permit and a mixed beverage permit. Mr. Brandon Opiela, Planning Manager with the City of McKinney, explained that a mixed beverage permit requires at least 50% sales of food items and up to 50% sales in alcohol beverages. He stated that Jack's Pub was requesting a specific use permit which allows for at least 35% sales in food items and up to 65% sales in alcohol beverages in their gross receipts. Mr. Opiela stated that the specific use permit would allow for a higher percentage of alcohol sales.

Commission Member Thompson felt that Jack's Pub was set up to be more of a sports bar verses a restaurant and would have a harder time meeting 50% in gross sale receipts of food items required with their current mixed beverage permit.

Mr. Michael Quint, Director of Planning for the City of McKinney, stated that there is a different Texas Alcoholic Beverage Commission (TABC) application required for the specific use permit.

Chairman Clark asked Staff to repeat their recommendation. Mr. Bethge stated that Staff recommends approval of the proposed specific use permit.

Commission Member Bush had a few questions regarding private clubs that sell alcohol beverages. Mr. Quint and Chairman Clark discussed that a specific use permit would allow for a higher percentage of alcohol sales.

Mr. Erol Staravec, Eldorado Concepts, Inc. DBA Jack's Pub, 4150 Eldorado Pkwy. # 800, McKinney, TX, concurred with the staff report and explained why they were requesting the specific use permit.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Gilmore, seconded by Vice-Chairman Franklin, to close the public hearing and recommend approval of the specific use permit with a vote of 7-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 16, 2013.