

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

14-332SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, Located Approximately 550 Feet East of Ridge Road and on the South Side of Eldorado Parkway

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 Whataburger was planned for the site. Mr. Roeder stated that there will be a solid masonry wall along the southern edge of the restaurant properties. He stated that townhomes are proposed to the south of this property and that rezoning request should be presented at the next Planning and Zoning Commission meeting. Mr. Roeder stated that a lot of time and attention had been given to the development of the three restaurant sites to address screening, landscaping, traffic, and noise concerns. He briefly discussed the common, parallel, off-site drive to Eldorado Parkway as an alternative to having individual driveways to each restaurant site. Mr. Roeder stated that they plan to route the customers in one way and out another to help with traffic

congestion on Eldorado Parkway. He stated that there would be fire lane access from Ridge Road. Mr. Roeder concurred with the Staff report.

Commission Member Gilmore asked to clarify that customers would pull into a frontage road instead of pulling into individual entrances to each restaurant. Mr. Roeder stated that was correct. He stated that the western entrance to these three restaurants would be a common drive with the existing bank on the corner. Mr. Roeder stated that the exit for these three restaurant sites would be on the Taco Bell property.

Commission Member Kuykendall felt this area was pretty quiet and most businesses closed down by midnight. She expressed concerns about having a Whataburger located there that would be open 24 hours a day and the traffic that might be generated from 2:00 a.m. to 3:00 a.m. Mr. Roeder stated that the traffic generated should be along Eldorado Parkway, which is a four lane divided road. He felt that there were other restaurants to the west that stayed open later than midnight. Mr. Roeder questioned whether Whataburger was a destination in itself that would create a lot of traffic late at night at this location. He felt it was more of a convenient location for passersby.

Chairman Franklin opened the public hearing and called for comments.

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 had considered the issue of the Whataburger being open for 24 hours a day. Mr. Henke stated that they felt any lights, noise, or traffic that the Whataburger would generate would be buffered by the restaurant closest to the neighborhood.

On a motion by Commission Member Stevens, seconded by Commission Member Kuykendall, the Commission voted unanimously to close the public hearing, with a vote of 5-0-0.

Commission Member Stevens liked the proposed common, parallel, off-site drive to Eldorado Parkway. He wished that more restaurants provided entrances similar to this to address traffic issues.

Commission Member Gilmore agreed with Commission Member Steven's comments. He felt the applicant did a great job addressing traffic concerns with the proposed common, parallel, off-site drive.

Commission Member Kuykendall stated that she still had concerns about having a 24-hour restaurant near residential properties. She did agree; however, that there was a need for restaurants in that area of McKinney.

On a motion by Alternate Commission Member McCall, seconded by Commission Member Kuykendall, the Commission voted unanimously to 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.