

Planning and Zoning Commission Meeting Minutes of December 11, 2018:

18-0018SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Virginia Heights), Located Approximately 200 Feet North of Virginia Parkway and on the East Side of Coit Road. Mr. David Soto, Planner I for the City of McKinney, explained the specific use permit request. He stated that the applicant is requesting approval of a specific user permit (SUP) to allow for a restaurant with drive-through window (Virginia Heights) on the subject property. Mr. Soto stated that Staff has visited the site and taken photographs of the surrounding area and included them in the Staff Report. He stated that the applicant is proposing to construct two buildings, totaling 19,310 square feet, which would include restaurant and retail uses. Mr. Soto stated that they were proposing a restaurant with a drive-through window on the north side of the building. He stated that the existing zoning is “PD” – Planned Development District that has a base zoning of “BN” – Neighborhood Business District, which requires a specific use permit be granted in order for a restaurant with drive-through window to be operated on the subject property. Mr. Soto stated that as part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building, parking locations, and the internal site circulation. He stated that the surrounding area is currently under development for a variety of commercial uses. Mr. Soto

stated that Staff has evaluated the request and is of the professional opinion that the site is appropriate for the proposed restaurant with drive-through window and should remain compatible with existing and future surrounding land uses. He stated that Staff recommends approval of the specific use permit and offered to answer questions. There were none. Mr. Julian Castillo, Vasquez Engineering, 1919 S. Shiloh Road, Garland, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Alternate Commission Member Franklin, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the specific use permit as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the January 15, 2019 City Council meeting.