

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Samantha Pickett, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Victory @ Lake Forest), Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on November 1, 2016.

STAFF RECOMMENDATION: Staff recommends approval of the proposed specific use permit for a restaurant with drive-through window.

APPLICATION SUBMITTAL DATE: August 15, 2016 (Original Application)
September 1, 2016 (Revised Submittal)
September 12, 2016 (Revised Submittal)
September 15, 2016 (Revised Submittal)
September 26, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a specific use permit (SUP) to allow a restaurant with drive-through window on the subject property. The applicant is proposing to construct a 6,600 square-foot building with restaurant, office, and retail uses, including a drive-through window on the east side of the proposed building for the restaurant.

The subject property is currently zoned "C1" – Neighborhood Commercial District, and allows for a restaurant with a drive-through window, subject to the approval of a specific use permit by the City Council. The applicant has attached an exhibit for the proposed development depicting the general site layout.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C1” – Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2002-05-038 and “REC” – Regional Employment Center Overlay District (Residential Uses)	Village Park Phase 1A Subdivision
South	“PD” – Planned Development District Ordinance No. 2006-02-010 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land
East	“PD” – Planned Development District Ordinance No. 2000-09-066 (Commercial Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2002-05-038 and “REC” – Regional Employment Center Overlay District (Mixed Uses)	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- Adaptability of building structures to the proposed use.
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing or future developments on the adjacent properties.

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, 4-Lane Greenway Arterial

Lake Forest Drive, 120' Right-of-Way, 4-Lane Greenway Arterial

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building. The site circulation, parking, screening, and sanitation requirements are in general conformance with the Zoning Ordinance. If this specific use permit request is approved, the applicant will be required to submit and receive approval of a site plan, meeting all regulations stipulated in the Zoning Ordinance, prior to issuance of a building permit.

IMPACT ON EXISTING DEVELOPMENT: Currently, the properties to the south, west, and east are undeveloped and designated for future mixed use or commercial development. The property located north of the subject property is currently developed as Phase 1A of the Village Park residential subdivision.

With frontage along Collin McKinney Parkway and Lake Forest Drive, Staff feels the proposed restaurant with drive-through window will be compatible with the existing and future surrounding commercial uses, especially given the lack of a speaker box and the location of the pick-up window on the west side of building, which is oriented away from the adjacent residential properties. Staff does not anticipate that the specific use permit request would have a negative impact on existing or future developments in the area.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 Architectural and Site Standards of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Layout Exhibit
- PowerPoint Presentation