

**Planning and Zoning Commission Meeting Minutes of January 10, 2017:**

**16-370SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club (Hank's Texas Grill), Located at 1310 North Central Expressway**

Mr. Brian Lockley, Planning Director for the City of McKinney, explained the proposed specific use permit request. He stated that the applicant currently has a mixed beverage permit; however, would like to receive a specific use permit for a private club to allow for a larger percentage of alcohol sales to meet market demands to remain competitive. Mr. Lockley stated that the applicant had also submitted a proposed site plan for the subject property showing that they meet the minimum of 50 dining seats and minimum of 600 square feet of dining area requirements. He stated that the proposed floor plan shows approximate 250 seats and approximate 5,800 square feet of dining area in the restaurant. Mr. Lockley stated that this was the first step in the process to getting the necessary alcohol permits from the City of McKinney and the Texas Alcoholic Beverage Commission (TABC) to facilitate this use. He stated that Staff recommends approval of the specific use permit and site plan for the proposed daycare center. He offered to answer questions. There were none.

Mr. Ron Reynolds, Hank's Texas Grill, 1310 N. Central Expressway, McKinney, TX, explained the proposed specific use permit request. He stated that they had been in business for approximately 15 years at this location. Mr. Reynolds stated that the quality of entertainment provided had also increased, which attracted more patrons. He stated that they are requesting the specific use permit to stay within the required percentage of

sales receipts from the sale of alcohol. Mr. Reynolds offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Zepp, seconded by Commission Member McCall, the Commission voted unanimously to close the public hearing and recommend approval of the specific use permit as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on February 7, 2017.