

Planning and Zoning Commission Meeting Minutes of May 22, 2018:

18-0003SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Shops at Lake Forest), Located Approximately 300 Feet West of Lake Forest Drive and on the South Side of Collin McKinney Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit request (SUP). She stated that the applicant is requesting approval of a specific use permit (SUP) to allow for a restaurant with drive-through window on the subject property. Ms. Quintanilla stated that the applicant is proposing to construct a 14,940 square-foot building, of which 5,000 square feet will be for the restaurant with drive-through window, located on the east side of the proposed building. She stated that the governing "C1" – Neighborhood Commercial District requires that a specific use permit be granted in order for a restaurant with drive-through window be operated on the subject property. Ms. Quintanilla stated that an existing apartment complex is located west and south of the subject property. She stated that to the north and east there are commercially zoned properties that are currently undeveloped. Ms. Quintanilla stated that Staff is of the professional opinion that the proposed restaurant with drive-through window will be compatible for the area given the frontage along Collin McKinney Parkway near the intersection of Lake Forest Drive, as well as the anticipated commercial uses to the north and east of the subject property. She stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. There were none.

Mr. Juan Vasquez, 1919 S. Shiloh Road, Garland, TX, briefly explained the proposed specific use permit and requested a recommendation of approval for the

request. He stated that the property owner is also developing the property across the street to the north with similar retail uses. Mr. Vasquez stated that development across the street would not have a restaurant with a drive-through window. He stated that possible tenants had already contacted the property owner about wanting to develop a restaurant with a drive-through window on the subject property.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Alternate Commission Member Franklin, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit (SUP) 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 June 19, 2018.