

**Draft Planning and Zoning Commission Meeting Minutes of April 27, 2021:**

- 21-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
- 0003SUP** Permit to Allow for a Grocery Store (Desi District), Located at 5400 Collin McKinney Parkway. Mr. Joe Moss, Planner for the City of McKinney, explained the proposed specific use permit (SUP) request. He stated that Staff receiving one letter of opposition since the packet was created citing improper noticing. Mr. Moss stated that copies of the letter and actual notice that was sent out to the public were distributed to the Commission prior to the meeting. He stated that the letter of opposition noticed the business proposal and letter of intent included a restaurant in addition to the grocery store. Mr. Moss stated that restaurant uses were currently permitted on the property and do not require a specific use permit (SUP); therefore, the grocery component was the only use that was noticed. He stated that there are adjacent residential uses. Mr. Moss stated that the applicant is requesting the specific use permit (SUP) for a 5,071 square foot grocery store on the site. Mr. Moss stated that there is an empty shell structure on the site was recently constructed for retail purposes. He stated Staff did not find any conflicts with the proposed uses. He stated that Staff recommends approval of the proposed specific use permit (SUP) and offered to answer questions. Vice-Chairman Mantzey stated that the proposed grocery store did not appear to have a loading dock onsite. He inquired about the process and minimum distances for loading docks adjacent to residential uses. Mr. Moss stated that there are requirements for minimum distances for loading docks. He stated that the applicant is

requesting to use the site as is. Mr. Moss stated that the City does not have a requirement that they provide a loading dock for a grocery store use. He stated that if they chose to provide a loading dock that it would need to meet the City's standards. Mr. Moss stated that if the proposed specific use permit (SUP) was approved that it would need to comply with the provided layout. Mr. Srinivas Chaluvadi, Village Park Square, LLC, 4433 Punjab Way, Frisco, TX stated that they were proposing a small, neighborhood grocery store with a restaurant. He stated that they would have a loading zone on the front side of the entrance. Mr. Chaluvadi stated that there would be sufficient space to carry the items in from the front. Commission Member Haeckler asked about the square footage for the proposed grocery store and restaurant. Mr. Chaluvadi stated that the grocery store would be approximately 2,800 – 3,000 square feet. He stated that the restaurant would be approximately 2,000 square feet. Chairman Cox asked if they had other locations. Mr. Chaluvadi said yes, one in Los Colinas, one in Little Elm and another in Irving. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit request 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 May 18, 2021.