



17-063SUP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, (Stonebridge Eldorado Retail Center), Located Approximately 525 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway; and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 16, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit for a restaurant with drive-through window.

1. The subject property shall generally develop in accordance with the attached Site Layout Exhibit.

APPLICATION SUBMITTAL DATE: February 27, 2017 (Original Application)
March 31, 2017 (Revised Submittal)
April 7, 2017 (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 11,242 square-foot building, of which 7,242 square feet shall be retail uses, and the remaining 4,000 square feet will be for restaurant uses, including a drive-through window on the west side of the proposed building for the restaurant.

The subject property is currently zoned "PD" - Planned Development District Ordinance No. 2003-02-015, 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	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial and Single Family Residential Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2005-11-114 (Commercial Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Nortex Lube and Tune
West	"PD" - Planned Development District Ordinance No. 2013-12-116 (Commercial Uses)	Bahama Bucks, Donut World, Who Did Your Nails? Salon, Pear Tree Dental and Orthodontics, and Mesa's Grill

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 is of the professional opinion 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: Eldorado Parkway, 120' Right-of-Way, 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 the associated site plan and landscape plan (17-062SP), meeting all regulations stipulated in the Zoning Ordinance, prior to issuance of a building permit.

IMPACT ON EXISTING DEVELOPMENT: Currently, the property to the west is an existing retail/restaurant strip center and the property to the east is an automotive repair facility. While the property to the south is currently undeveloped, it is zoned for commercial uses. The property located north of the subject property is currently platted as the Sorrento Addition, a residential subdivision that is currently under construction.

With frontage along Eldorado Parkway, Staff is of the professional opinion that the proposed restaurant with drive-through window will be compatible with the existing and future surrounding commercial uses; especially given the lack of a menu board and the location of the pick-up window on the west side of building, which is oriented away from the future 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 or phone calls either in opposition to or in support of this request.

BOARD OR COMMISSION RECOMMENDATION: On April 25, 2017 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 04.25.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[PowerPoint Presentation](#)