

Draft Planning and Zoning Commission Meeting Minutes of August 8, 2023:

- 23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
- 0004SUP** Permit Request to Allow a Restaurant with Drive-Through (Jack in the Box), Located Approximately 190 Feet North of Falcon View Drive and on the West Side of South Custer Road.

Jake Bennett, Planner II for the City of McKinney, explained the proposed specific use permit request and distributed an online form submittal with citizen comments from Kathleen Houk in opposition to the request. He stated that Staff recommends approval of the request. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. Kathleen Houk, 204 Sparrow Hawk, McKinney, TX, spoke in opposition to the request. She expressed concerns regarding sound pollution, hours of operation, increased traffic, reduced property values, and being located near an elementary school. On a motion by Commission Member Lebo, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Woodruff spoke in favor of the request and felt the property should have been zoned "C2" – Local Commercial District, which would allow the proposed use by right, instead of "C1" – Neighborhood Commercial District, which requires a specific use permit "SUP" for the proposed use. On a motion by Commission Member Woodruff, seconded by Commission Member Taylor, the Commission unanimously voted to recommend approval of the request per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the September 5, 2023 meeting.