

DRIVE-THROUGH RESTAURANTS IN MCKINNEY

FOLLOW-UP



OVERVIEW

- CCWS, January 21, 2025
- Deeper dive into existing conditions
- Further discuss possible adjustments to regulations



Drive-Through Restaurant Use Permissions in the UDC

Zone	C1	C2	C3	O1	O2	I1	I2
Restaurant, drive-in or drive-through	S	C	C	X	X	C	C

P – By Right C – By right, subject to criteria S – SUP X – Not permitted

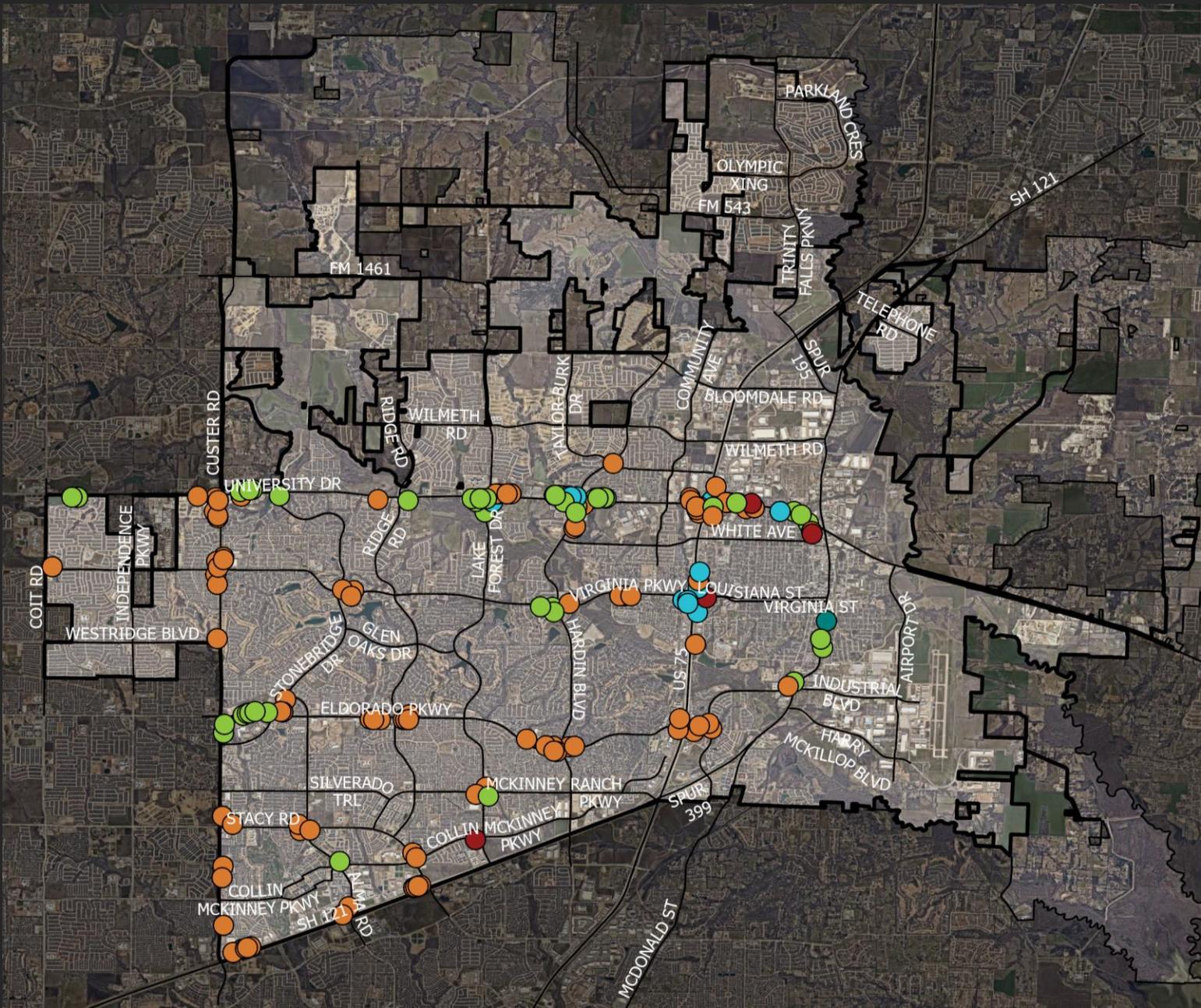
Use-Specific Criteria:

- 20' buffer between speaker boxes and residential uses/zones
- Limits on patio space/performances

Additional SUP Criteria:

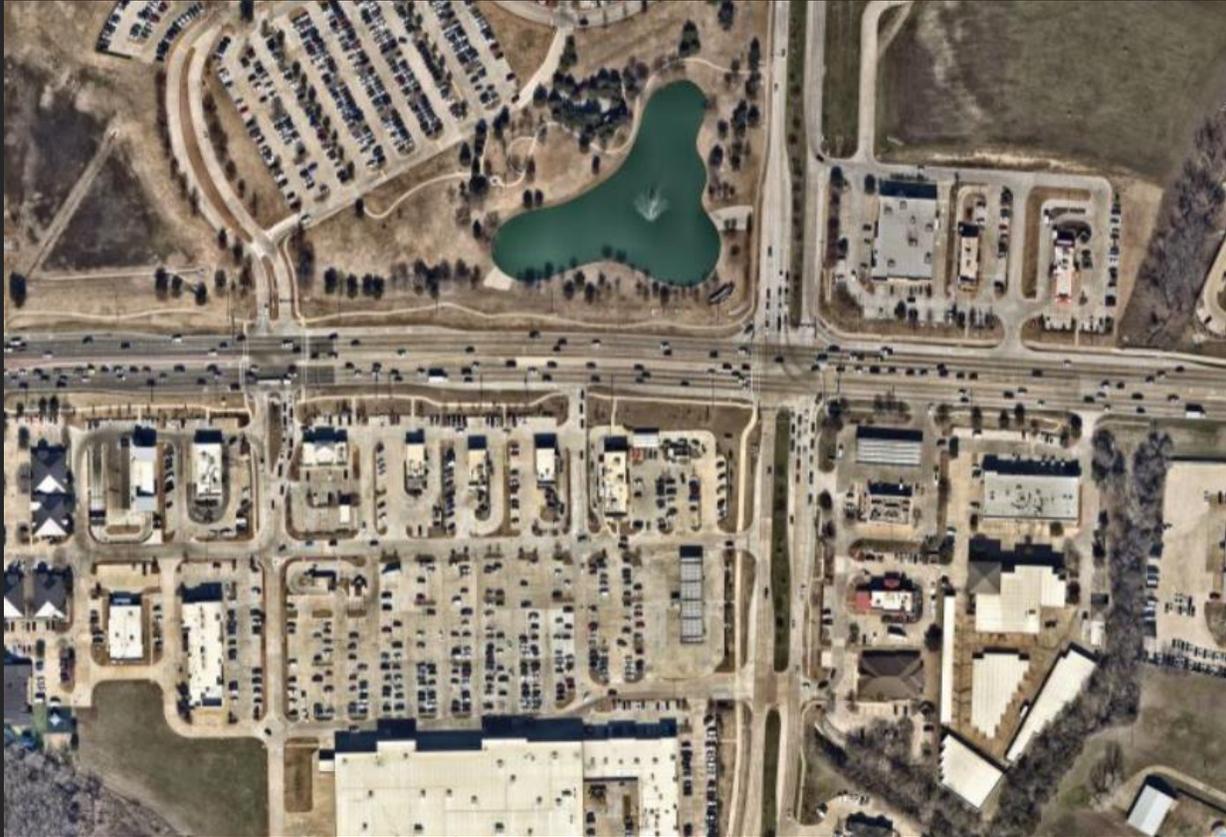
- < 3,000 sq. ft. building
- 30' buffer between speaker boxes, dumpsters, and residential uses/zones
- Drive-through lane behind building and not adjacent to ROW

Existing Drive-Throughs in McKinney



City Limits		ETJ	
Zoning	Restaurants		
C1			5
C2			51
C3			13
MTC			1
PD			93
Total			163

Typical Commercial Corners



Lake Forest Dr. & U.S. 380



Virginia Pkwy & Hardin Blvd.

JANUARY WORK SESSION

- Recently Approved Projects
 - Hardin/Taylor Burke
 - Virginia/Hardin
 - Others?
- Typical Requirements
 - Traffic
 - Residential Protections
- Sister City Comparisons



REVIEW, OPTIONS, IMPACTS

- **Option 1:** No change
- **Option 2:** Single Family Buffer (200' buffer except across ROW)
- **Option 3:** Single Family Buffer (200' buffer except across Arterial)
- **Option 4:** SUP in "C2" – Local Commercial District



OPTION 1: NO CHANGE

Zone	C1	C2	C3	I1	I2
Land Use Permission	S	C	C	C	C

P – By Right C – By right, subject to criteria S – SUP X – Not permitted



OPTION 1: NO CHANGE

Process

N/A

Considerations

Evaluation	Rating
Impact on Oversight	n/a
Alignment with Sister Cities	●
Non-Conformities Created	n/a
Consistency w/similar uses in UDC	●
Time Considerations	n/a

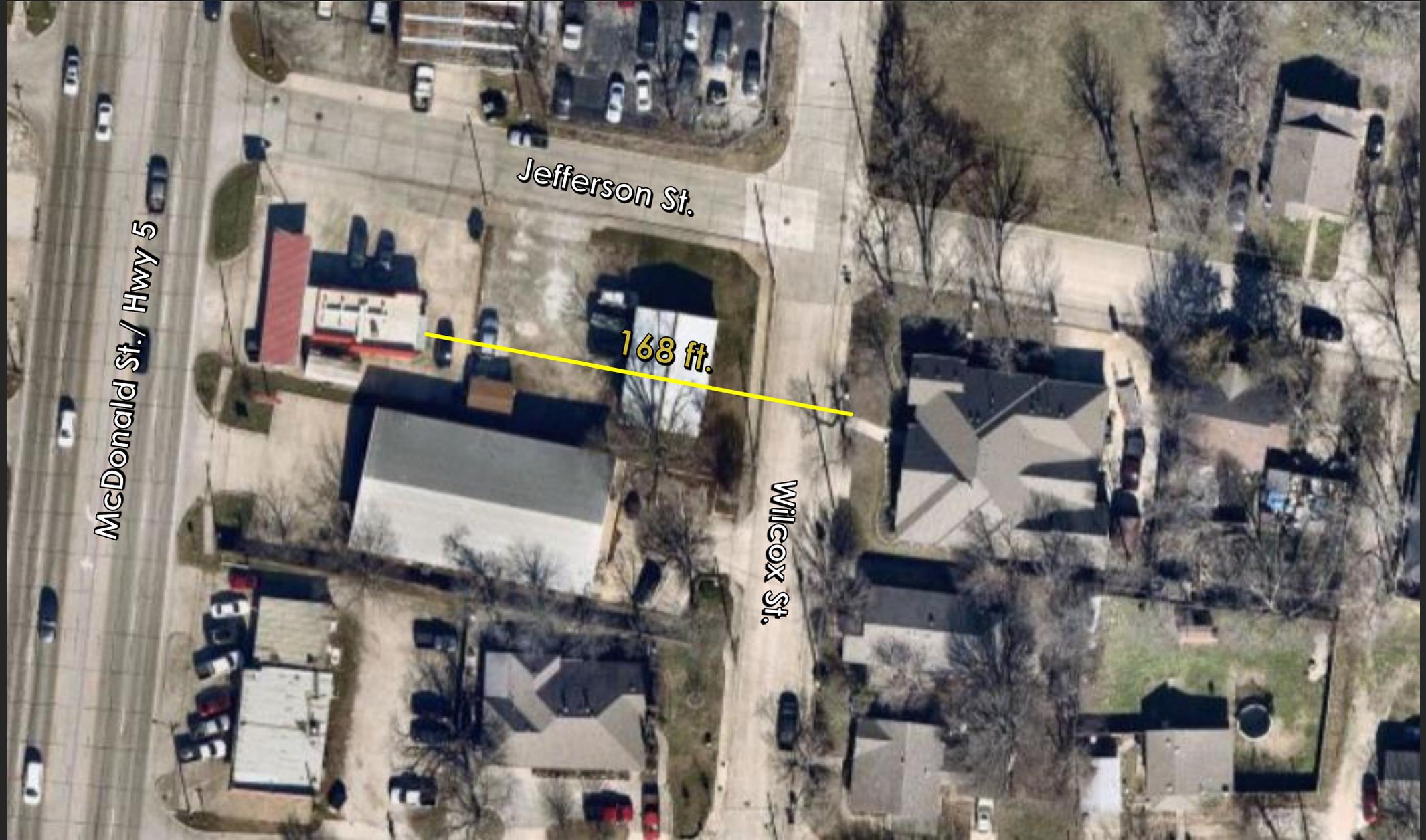
● low ● medium ● high

OPTION 2: 200' RES. BUFFER (ROW)

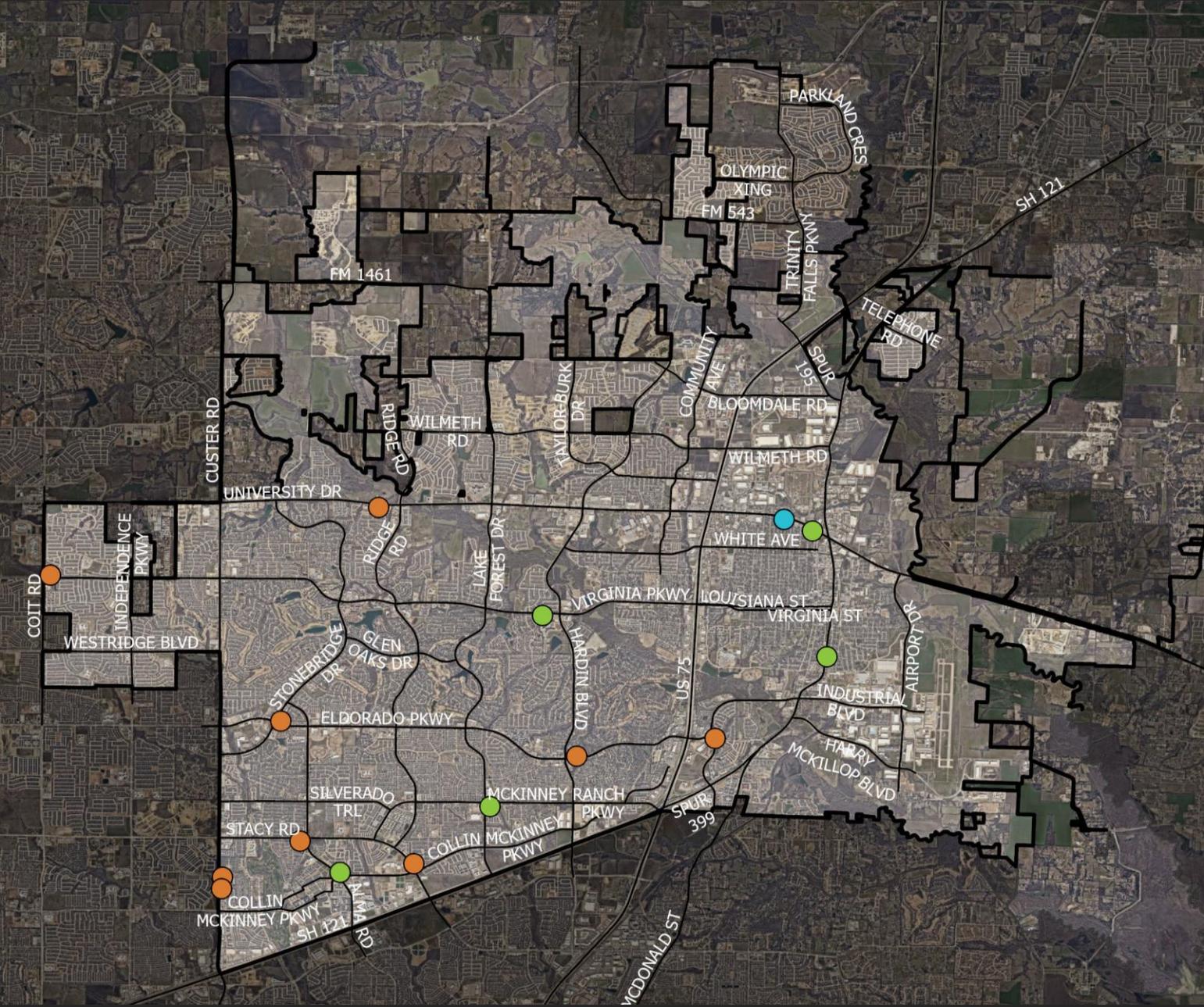
- 200' buffer from single-family residential use or zone
- Does not apply if separated by an existing street
- Reductions allowed with SUP



EXAMPLE - HWY 5 & JEFFERSON ST.



Impact on Existing Drive-Throughs



City Limits		
ETJ		
Zoning	Restaurants	
C2		5
C3		1
PD		9
Total		15

OPTION 2: 200' RES BUFFER (ROW)

Process

Notices:

- Legal Notice (P&Z and Council)
- Mailed to Property Owner
- Mailed to Business Property Owner
- Mailed to Business Operator

Public Hearings:

- Planning & Zoning Commission
- City Council

Considerations

Evaluation	Rating
Impact on Oversight	●
Alignment with Sister Cities	●
Non-Conformities Created	15
Consistency w/similar uses in UDC	●
Time Considerations	●



low



medium



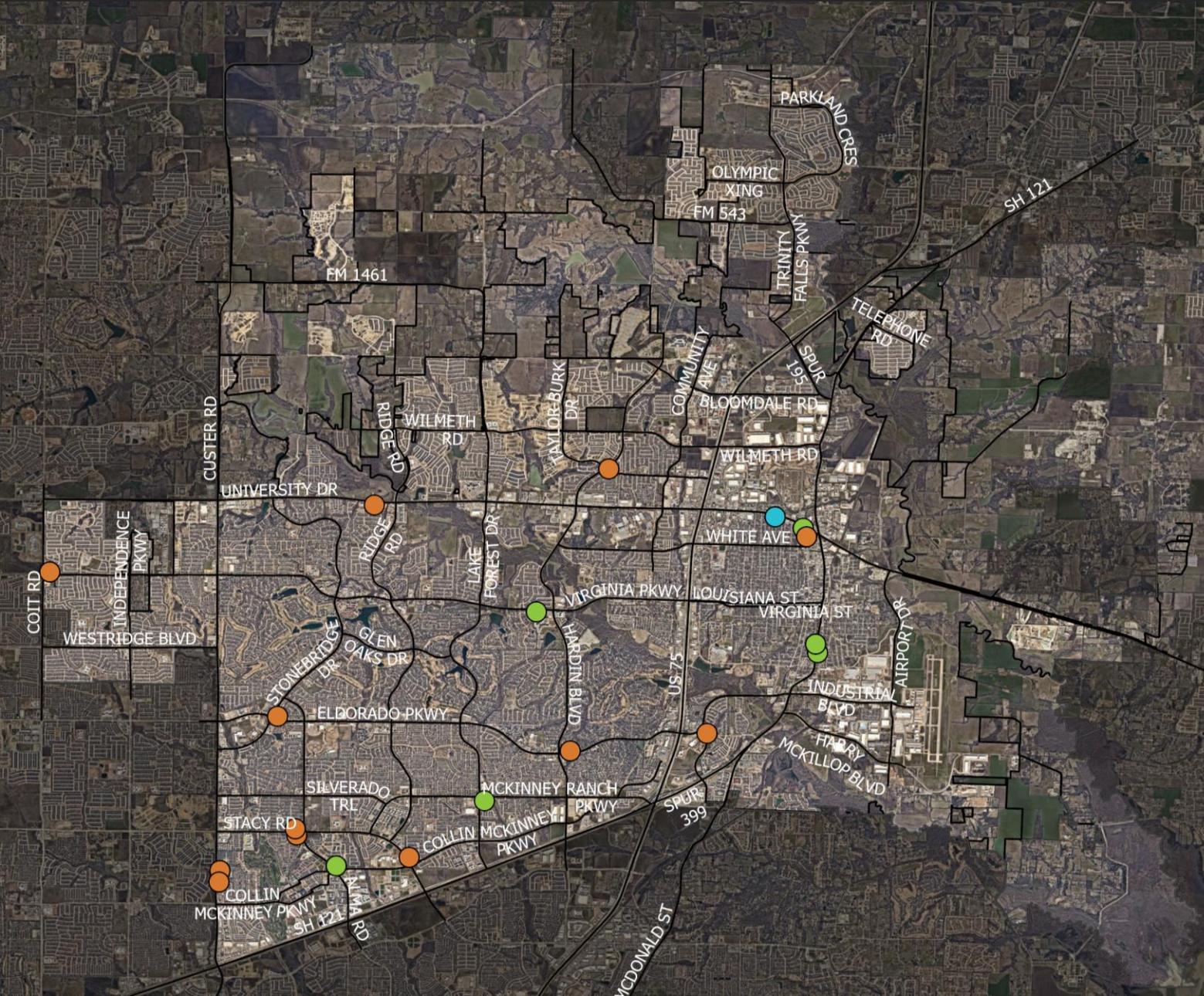
high

OPTION 3: 200' RES. BUFFER (ART.)

- 200' buffer from single-family residential use or zone
- Does not apply if separated by an arterial roadway
- Reductions allowed with SUP

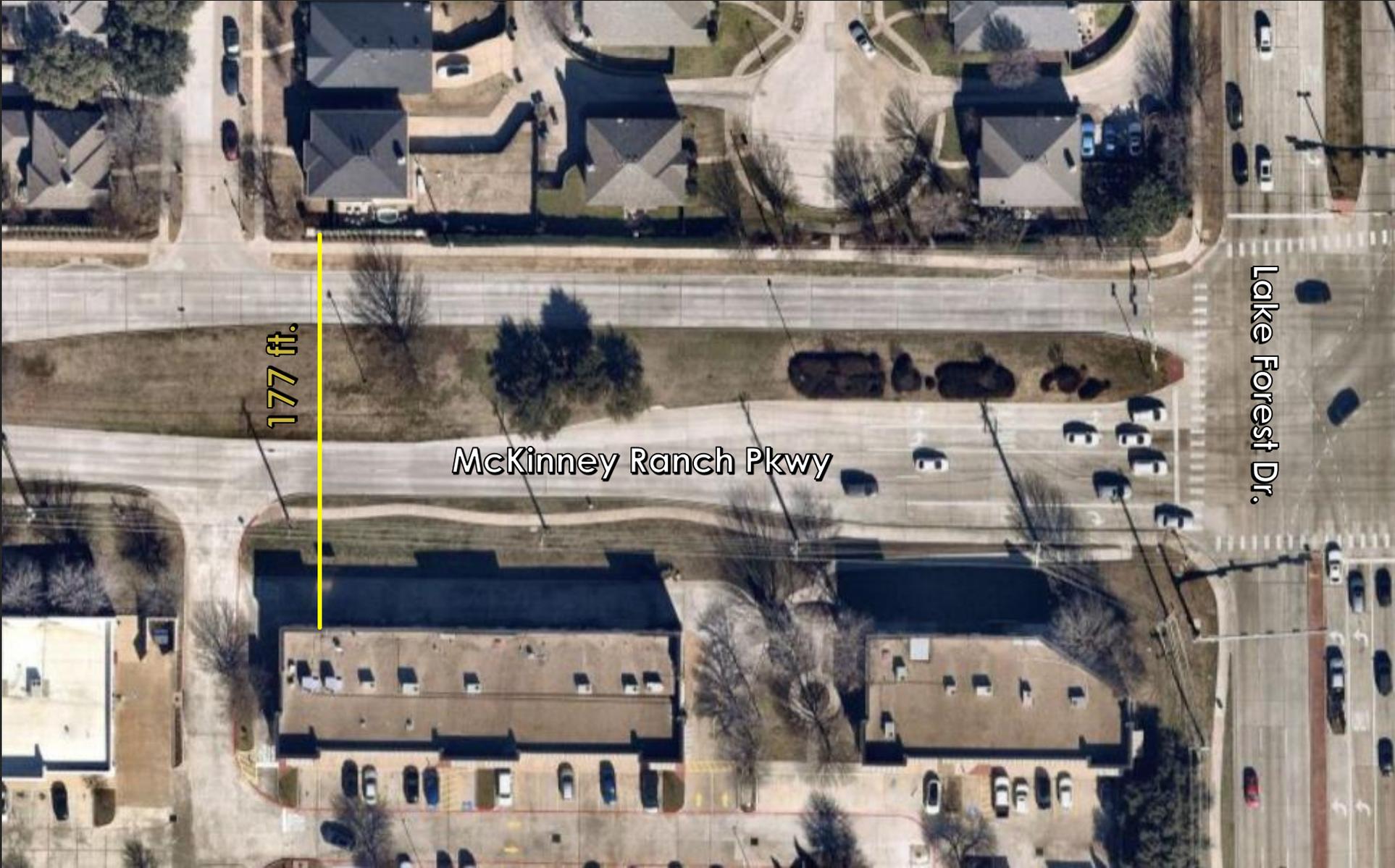


Impact on Existing Drive-Throughs



City Limits	
ETJ	
Zoning	Restaurants
C2	6
C3	1
PD	12
Total	19

EXAMPLE - MCKINNEY RANCH PKWY & LAKE FOREST DR



OPTION 3: 200' RES BUFFER (ART.)

Process

Notices:

- Legal Notice (P&Z and Council)
- Mailed to Property Owner
- Mailed to Business Property Owner
- Mailed to Business Operator

Public Hearings:

- Planning & Zoning Commission
- City Council

Considerations

Evaluation	Rating
Impact on Oversight	●
Alignment with Sister Cities	●
Non-Conformities Created	19
Consistency w/similar uses in UDC	●
Time Considerations	●



low



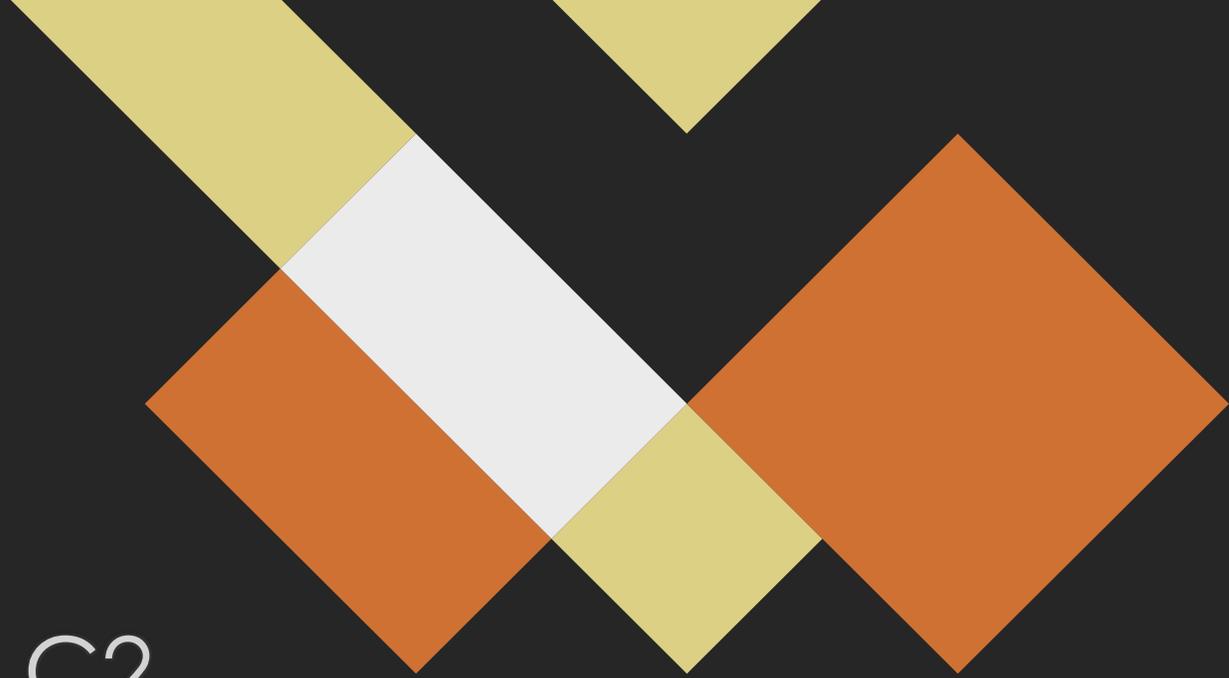
medium



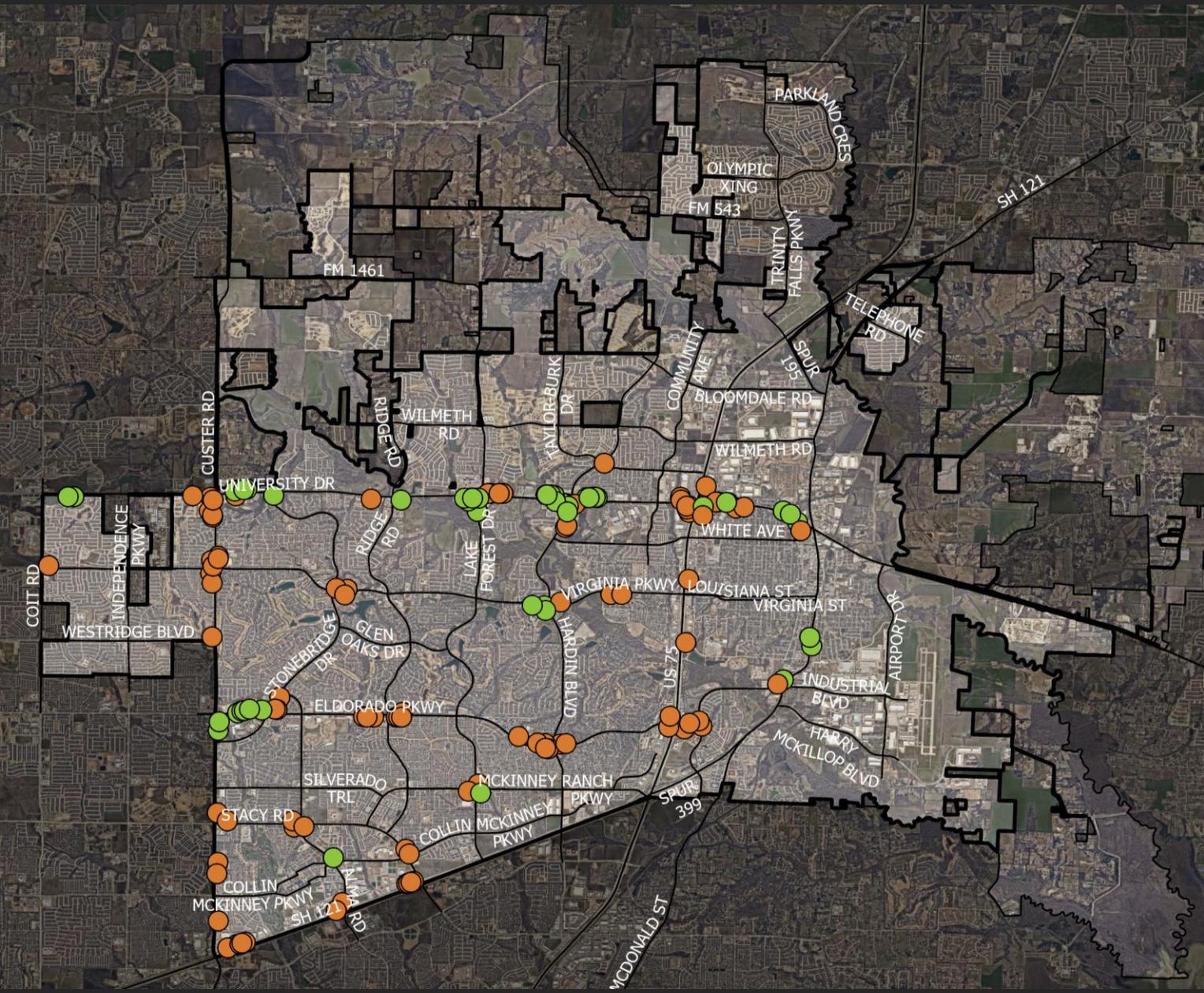
high

OPTION 4: SUP IN C1, C2

- Change from C to SUP in C2
- No additional criteria added

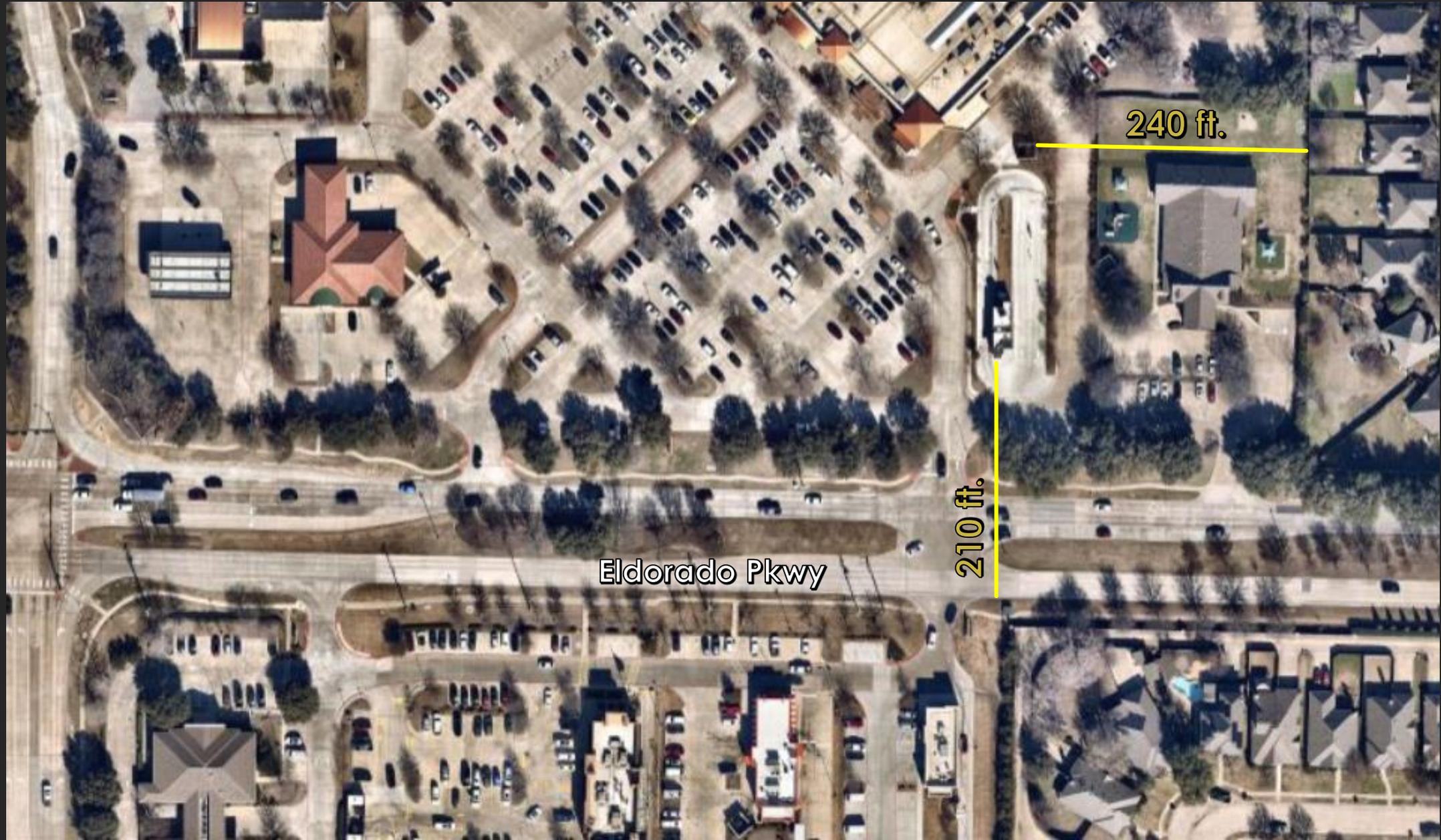


Impact on Existing Drive-Throughs



City Limits	
ETJ	
Zoning	Restaurants
C2	51
PD	80
Total	131

EXAMPLE – ELDORADO PKWY & RIDGE RD



240 ft.

210 ft.

Eldorado Pkwy

OPTION 4: SUP IN C1, C2

Process

Notices:

- Legal Notice (P&Z and Council)
- Mailed to Property Owner
- Mailed to Business Property Owner
- Mailed to Business Operator

Public Hearings:

- Planning & Zoning Commission
- City Council

Considerations

Evaluation	Rating
Impact on Oversight	
Alignment with Sister Cities	
Non-Conformities Created	131
Consistency similar uses in UDC	
Time Considerations	



low



medium



high

RECAP

- **Option 1:** No change
- **Option 2:** 200' buffer from single-family residential uses/zones except across ROW
- **Option 3:** 200' buffer from single-family residential uses/zones except across arterial
- **Option 4:** SUP in "C2" – Local Commercial



CONSIDERATIONS

- Legalities, Noticing, Public Hearings
- Legal Non-Conforming Uses
- Effective Date
- Planned Development Districts (PDs)

