

City of McKinney
Development Review Committee
Planning & Zoning Commission

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Dear Planning and Zoning Committee:

Smalls Sliders is a fast-growing cheeseburger slider restaurant franchise known for its focus on simplicity and innovative modular "can" development. The company's narrative centers on bringing small burgers to a broader market and leveraging modular construction for efficient expansion.

They are a drive through or walk up only restaurant w/ outdoor, self-serve patio seating only. No interior seating. Smalls Sliders serves burgers, fries, soft drinks and milkshakes. They operate from two drive-through lanes, where orders are taken at menu boards, then merging into one lane after the order is taken. Payment is taken at the pickup window and food is hand delivered under a conex box "can" that acts as a rain shield.

Smalls Sliders sites consist of the main building, that houses a kitchen, manager office and 2 restrooms, a cooler/ freezer that is attached at the rear of the building that is screened in building like materials, a trash enclosure, 2 menu boards under a free standing canopy and a canopy attached to the building that has outdoor seating for customers. The building is modular construction that has a shipping container appearance. It consists of the brand standard "smorange" conex box on top of a dark bronze and "smorange" accented facade.

Smalls Sliders is requesting variances for the following.

List of Variances/Deviations to the City of McKinney Code:

1. To allow for the distance between the restaurant building/speaker boxes to be taken from building/speaker boxes to the property line of property I.D. 2580615. Property 2580452 is owned by the HOA, collects and holds water, and heavily wooded, therefore would not be a likely development location.