

Draft Planning and Zoning Commission Meeting Minutes of September 27, 2022:

- 22- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0013SUP2 Permit Request for a Restaurant with Drive-Through (Seven Brew Coffee),
Located on the Northwest Corner of U.S. Highway 380 (University Drive)
and Sharon Lane.

Ms. Lexie Schrader, Planner for the City of McKinney, explained the proposed specific user permit request to allow a restaurant with a drive-through (Seven Brew Coffee). She stated that due to direct front onto a major corridor, the surrounding existing commercial uses, and the consideration to limit access to the site in order to protect the adjacent residential development, Staff recommends approval of the specific use permit request. Ms. Schrader stated that the applicant is also requesting a variance to reduce the landscaping buffer on Bailey Drive from 20' to 10'. She stated that the applicant is proposing to satisfy all other landscaping requirements with 20' buffers along U.S. Highway 380 (University Drive) and Sharon Lane. Ms. Schrader stated that other existing developments to the east and west of the subject property are currently observing landscape buffers equal to or less than 10' along Bailey Drive. She stated that Staff has no objections to reducing the landscaping buffer along Bailey Drive from 20' to 10' and recommends approval of the variance request. Ms. Schrader offered to answer questions. Vice-Chairman Mantzey asked about the screening towards the residential properties to the north. Ms. Schrader stated that the rear of the houses along Bailey Street primarily have fences. Mr. Brandon Layman, BAB Studio, LLC, 3719 Pageant Place, Dallas, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if they would own both lots. Mr. Layman stated that once the specific use permit is approved, then a minor plat to split the property into two separate parcels would be submitted. He stated that they would be leasing the eastern half of property. Commission Member Woodruff asked about the proposed egress and ingress to the site. Mr. Layman stated that Aspen Dental is proposed for the other property.

He stated that they were coordinating with them regarding the fire lane and utility right-of-way. Commission Member Taylor asking how the proposed outer lane would be served. Mr. Layman stated that there would be employees taking orders and payments on tablets. He stated that they would also be distributing beverages to the customers at the driver's side window. Chairman Cox asked about other Seven Brew Coffee locations. Mr. Layman stated that there are currently 21 locations open in five states; however, they will be expanding into other states this year. He stated that the Texas locations are in Longview, Grand Prairie, Waxahachie, and Mansfield. Mr. Layman stated that they are planning to open three locations in North Texas by the end of the year. Chairman Cox opened the public hearing and called for comments. Mr. Pat Hickey, 1511 Wysong Drive, McKinney, TX, expressed concerns regarding increased traffic along Bailey Drive, trash/debris, and homeless people. He requested that there be a fence and nice landscaping along Bailey Drive to improve the area. Mr. Hickey also submitted comments using the online portal. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that the dumpster is proposed to be on Bailey Drive; therefore, that would create issues with putting up screening and a fence there. He expressed concerns about the increase in small buildings located on small pad sites. Vice-Chairman Mantzey asked if Staff had looked at the viability of these concepts and the long-term viability of these small sites. Ms. Caitlyn Strickland stated that Staff looks at the current uses and into the future. She stated that Planning Staff worked with the Solid Waste Staff to verify that the dumpster was proposed in a viable location on the site. Ms. Strickland stated that the dumpster would be required to be landscaped, buffered, and screened from the right-of-way. She stated that it is hard to see what all the available options might be in the future for this site. Ms. Strickland stated that Staff feels the proposed use is appropriate for this location. Commission Member Woodruff expressed concerns with increased traffic on Sharon Lane and Bailey Drive. He asked if the egress and ingress to this site could be located off U.S. Highway 380 (University

Drive) instead of at the back of the adjacent residential properties. Ms. Strickland stated that would be an Engineering Department question. She thought it was a Texas Department of Transportation (TxDOT) spacing requirements that would not allow access off U.S. Highway 380 (University drive) at this location. Commission Member Wattley asked if the traffic would be able to exit onto Sharon Lane or Bailey Drive. Ms. Schrader stated that the customers could use either access point to exit the property. Chairman Cox asked if Texas Department of Transportation (TxDOT) and the City's Engineering Staff worked together on the proposed plan. Ms. Schrader said no since it was not an official site plan submittal. Ms. Strickland stated that the proposed request is more about the proposed use than the site plan itself. She stated that the site plan might have some minor changes to what is being shown when it is officially submitted. The Commission Members asked about the Aspen Dental plans that is located next door. Ms. Schrader stated that the building a circulation is similar. She stated that Aspen Dental's parking well be a little different. Commission Member Doak stated that Bill Smith's Café had access off U.S. Highway 380 (University Drive). Ms. Strickland stated that they had a substandard older entrance. She stated that new development on the site would be required to follow current standards. Vice-Chairman Mantzey stated that this tract is limited and traffic heading westbound is most likely going to turn onto Sharon Lane and head back west on U.S. Highway 380 (University Drive). He stated that the garages are to the rear of the adjacent houses. Vice-Chairman Mantzey asked that Staff convey the concerns with the Engineering Staff regarding running the traffic back towards residential properties. He stated that he was in support of the request. Commission Member Kuykendall concurred with his comments. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Kuykendall, the Commission unanimously voted to recommend approval of the request per Staff's recommendation, with a vote of 6-1-0. Commission Member Wattley voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 340, 2022 meeting.