

DRIVE-THROUGH RESTAURANTS IN MCKINNEY



OVERVIEW

- How McKinney regulates drive-throughs
 - Zoning
 - Criteria (Use-Specific Standards)
 - Development Standards
- How our standards compare to sister cities'
- Are our current standards sufficient?



Restaurant Use Permissions in the UDC

Restaurant Use	C1	C2	C3	O1	O2	I1	I2	MTC
Brew pub	C	C	C	C	C	C	C	P/C
Carry out and delivery only	C	C	P	X	P	P	P	P
Dine-in	C	C	C	C	C	C	C	P/C
Drive-in or drive-through	S	C	C	X	X	C	C	C/X

UDC CHANGES

- Maintained use permissions
- Added criteria

Key

P – Permitted by Right

C – Permitted by right,
subject to additional criteria

S – Permitted with SUP

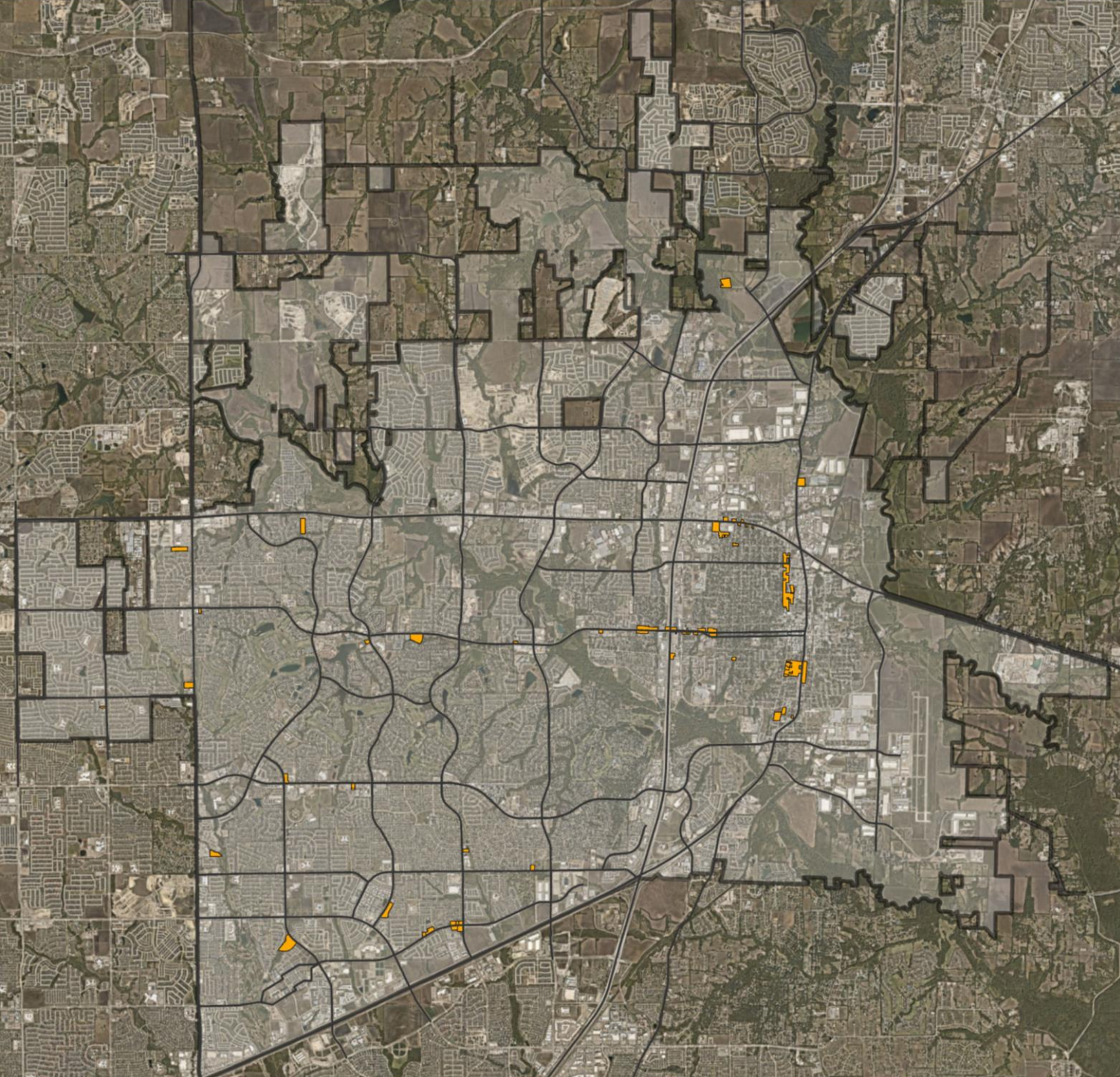
X – Not permitted

Zoning District	Ch 146 Use Permissions (Old)	UDC Use Permissions (New)
C1	S	S
C2	P	C
C3	P	C
O1	X	X
O2	S	X
I1/I2	P	C
MTC	C	C

C1

**NEIGHBORHOOD
COMMERCIAL**





C1 District

- Low-intensity
- Neighborhood-serving
- Collector/collector or collector/arterial intersection

City Limits



**Parcels with C1
Standards**





Virginia Pkwy

Jordan Rd

C1

**Jordan/
Virginia Pkwy**

C1 – Jordan/Virginia Pkwy



C1 COMPARISON

	McKinney	Allen	Plano	Frisco	Celina	Prosper
Use Permission	S	P	C	C	P	X
Use-Specific Standards	<ul style="list-style-type: none"> • Speaker box buffer • Building size limit • Stacking space location • Dumpster location 	<ul style="list-style-type: none"> • Drive aisle setback 	<ul style="list-style-type: none"> • Use buffer (150') 	<ul style="list-style-type: none"> • Speaker box buffer • Drive aisle setback • Use buffer (200') 	<ul style="list-style-type: none"> • None 	N/A

Key

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Key (cont).

S – Permitted with SUP

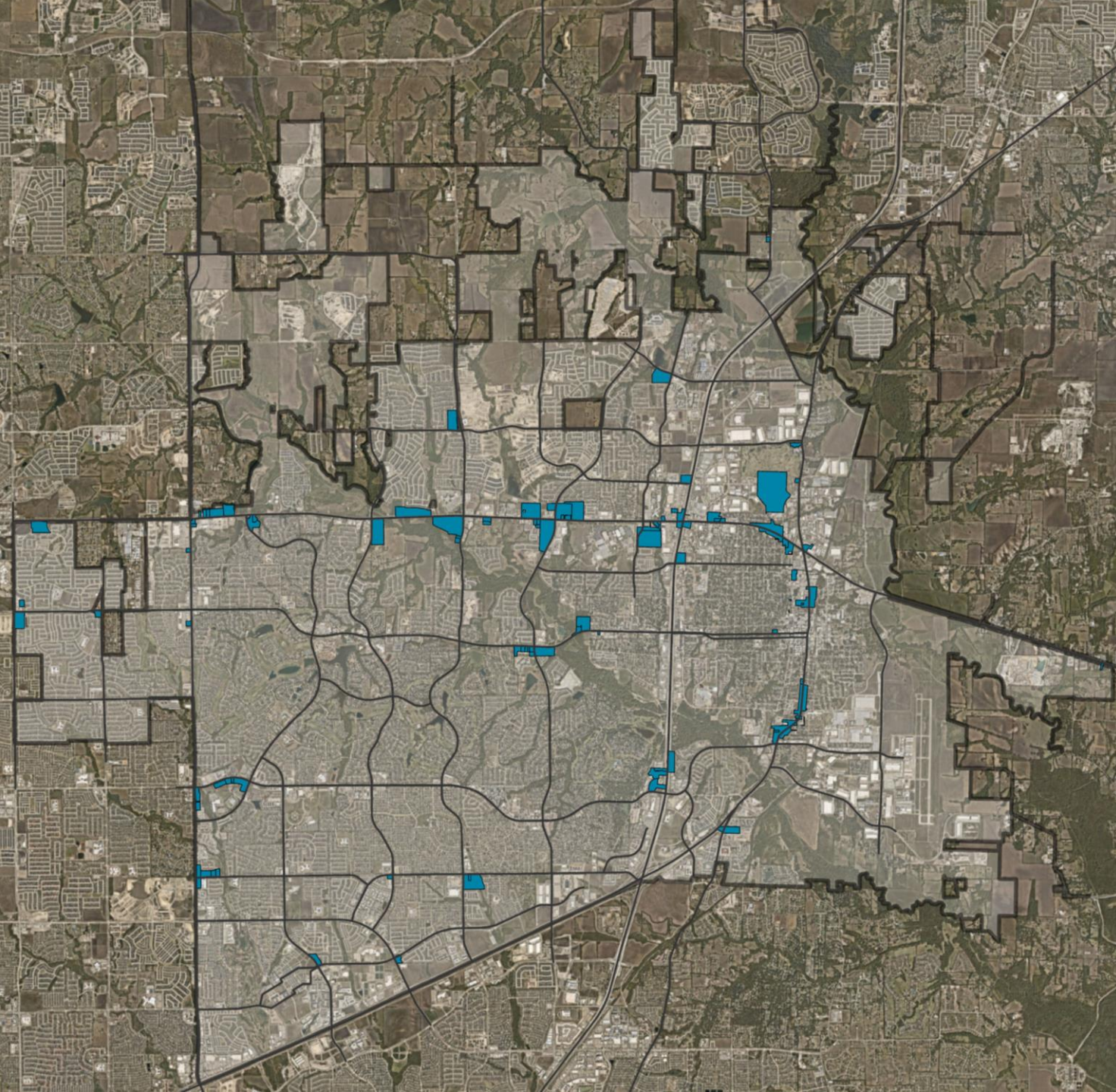
X – Not permitted

C2

LOCAL

COMMERCIAL



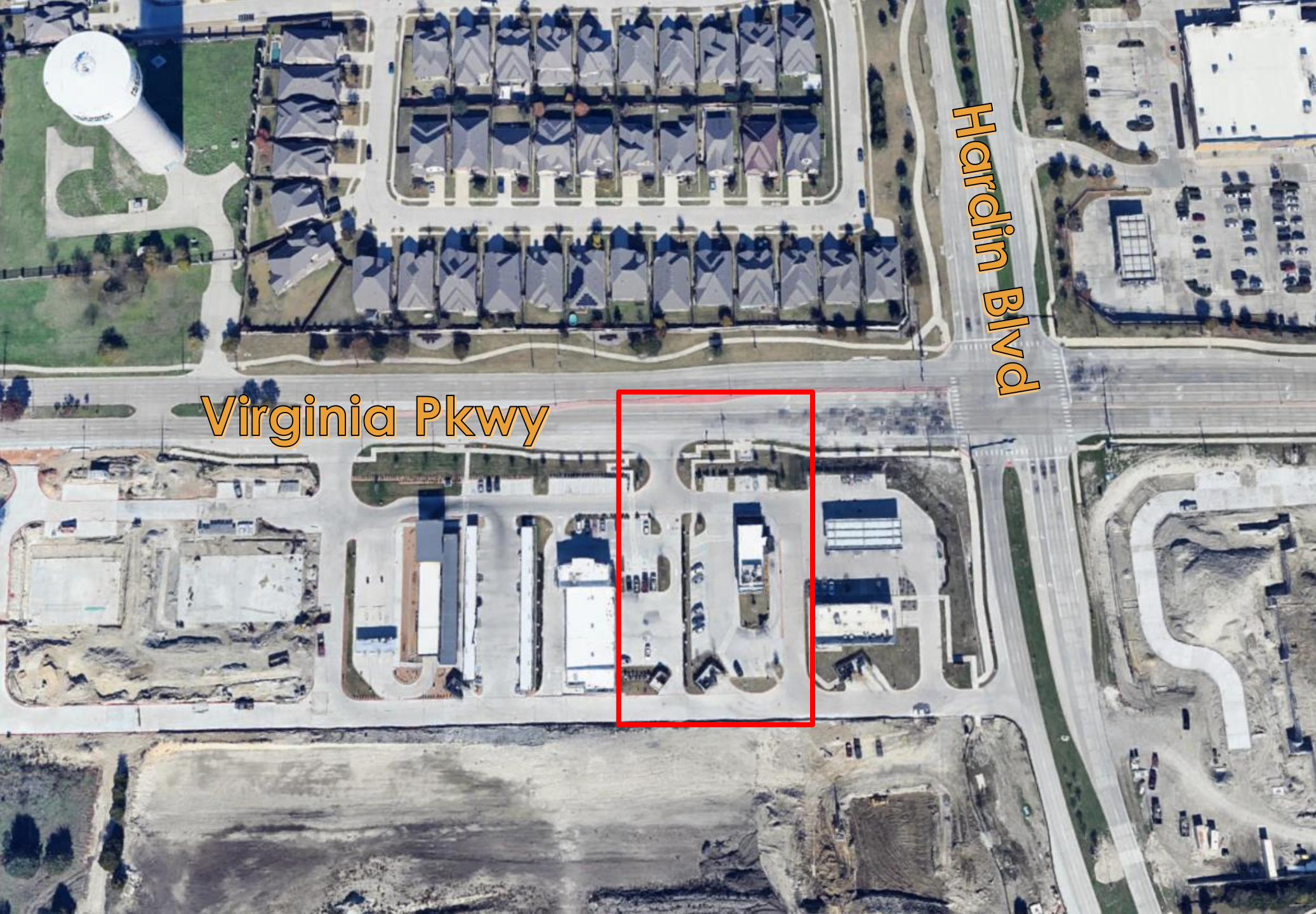


C2 District

- Medium intensity
- Higher-volume services, requires good circulation
- Arterial/arterial intersections

City Limits 

Parcels with C2 Standards 



Virginia Pkwy

Hardin Blvd

C2 -

Hardin/
Virginia
Pkwy

C2 – Hardin/Virginia Pkwy



C2 COMPARISON

	McKinney	Allen	Plano	Frisco	Celina	Prosper
Use Permission	C	P	C	C	P	C
Use-Specific Standards	<ul style="list-style-type: none"> • Speaker box buffer 	<ul style="list-style-type: none"> • Drive aisle setback 	<ul style="list-style-type: none"> • Use buffer (150') 	<ul style="list-style-type: none"> • Speaker box buffer • Drive aisle setback • Use buffer (200') 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Use buffer • Landscape buffer

Key

P – Permitted by Right

C – Permitted by right, subject to additional criteria

Key (cont).

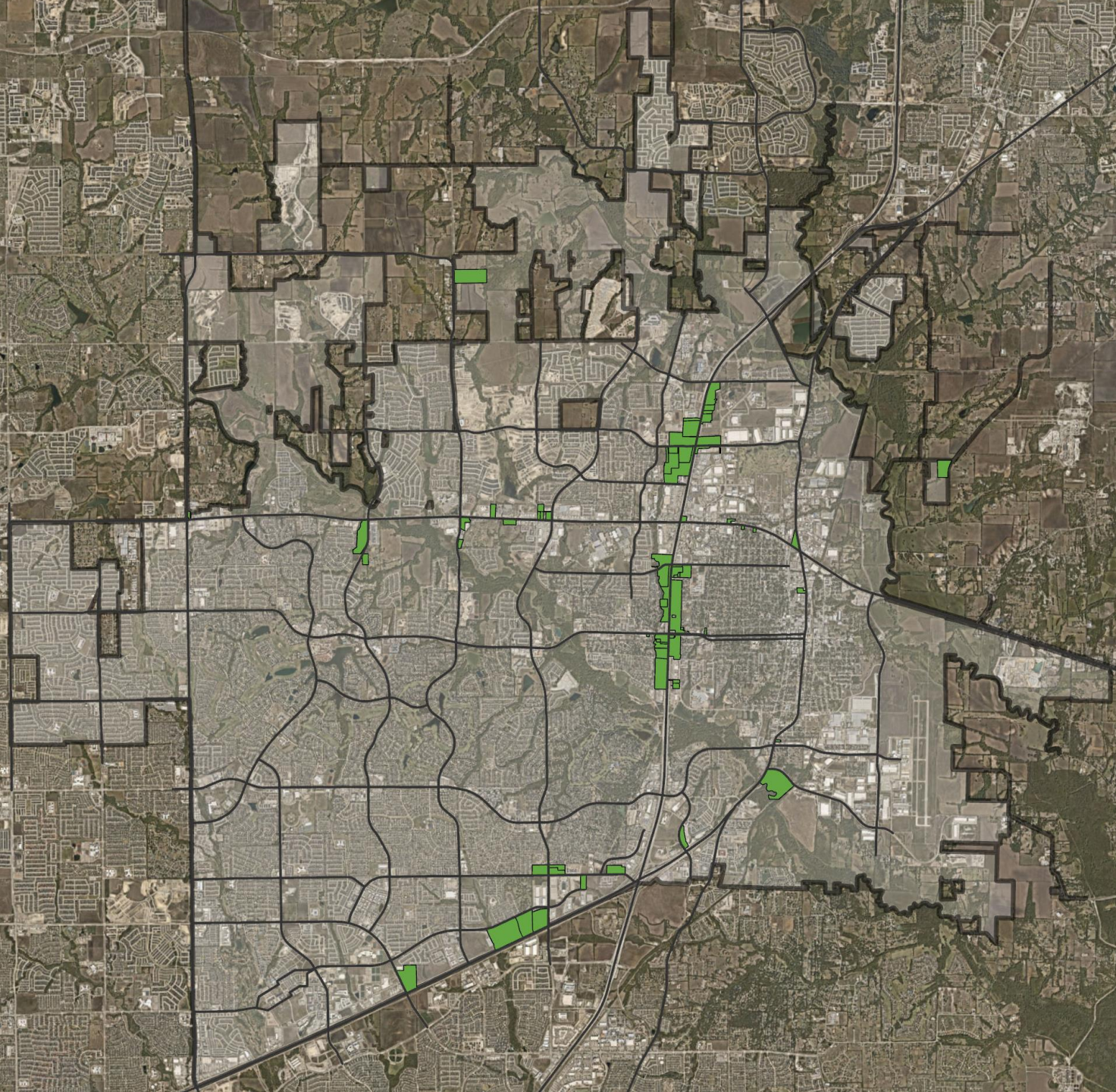
S – Permitted with SUP

X – Not permitted

C3

**REGIONAL
COMMERCIAL**





C3 District

- High-intensity
- Regional center
- Arterial/highway intersections

City Limits 

Parcels with C3 Standards 

University Dr

Lake Forest Dr



C3

**University/
Lake Forest**

C3 – University/Lake Forest



C3 COMPARISON

	McKinney	Allen	Plano	Frisco	Celina	Prosper
Use Permission	C	X	C	P	P	C
Use-Specific Standards	<ul style="list-style-type: none"> • Speaker box buffer 	N/A	<ul style="list-style-type: none"> • Use buffer (150') 	<ul style="list-style-type: none"> • Speaker box buffer • Drive aisle setback • Use buffer (200') 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Use buffer • Landscape buffer

Key

P – Permitted by Right

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Key (cont).

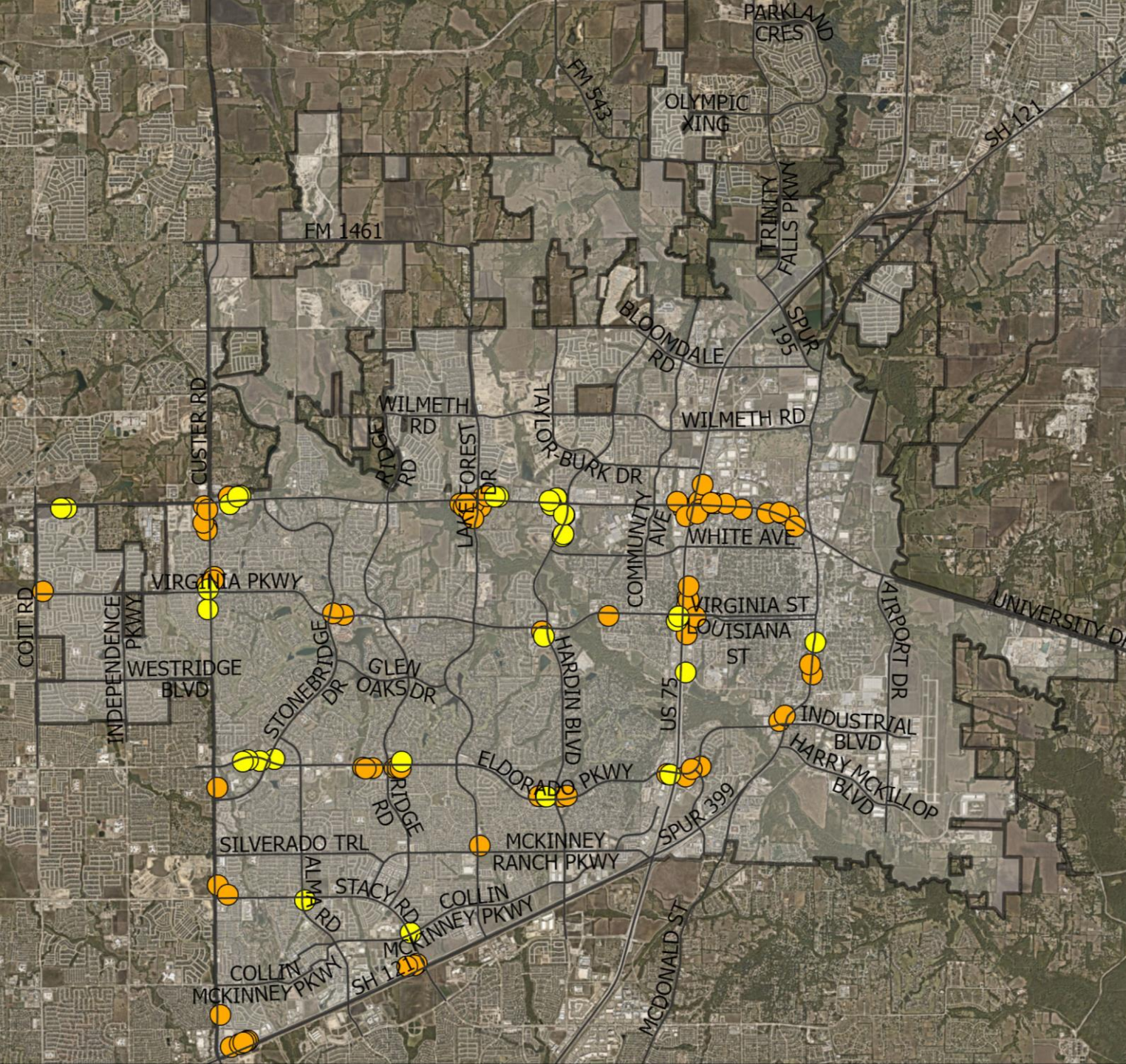
S – Permitted with SUP

X – Not permitted

DEVELOPMENT STANDARDS

- Landscaping
- Parking
- Setbacks
- Screening and buffers
- Driveway access points
- Turn lanes and median openings
- Traffic Impact Analysis (if applicable)

Restaurants with Drive-Throughs



City Limits 

Site Plans Approved 2023/2024 

Total: 31

Existing Prior to 2023 

Total: 85

Source: CCAD

RECENT DEVELOPMENT – DRIVE-THROUGHS

	C1	C2	C3	I1/I2	MTC	PD
Use Permission	S	C	C	C	C	Various
Site Plans Approved (2023-2024)	**	12	3	0	1	15

** One SUP Approved; no Site Plan approved to date

QUESTIONS?
