



21-0016SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window, Located on the South Side of Virginia Parkway and Approximately 600 Feet East of Jordan Road, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: January 4, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Jake Bennett, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the specific use permit with the following special ordinance provision:

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: October 18, 2021 (Original Application)
November 30, 2021 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a restaurant or cafeteria (including drive-through window), located on the south side of Virginia Parkway and approximately 600 feet east of South Jordan Road.

The zoning for the subject property (C1 - Neighborhood Commercial District) requires that a specific use permit be granted in order for a restaurant or cafeteria (including drive-through window) to be operated on the subject property.

EXISTING LAND USE AND ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	C1 - Neighborhood Commercial District (Retail and Commercial Uses)	Undeveloped Land
North	PD - Planned Development District 1997-07-53 (Office Uses)	Medical Offices of Dr. Vicki Seidmeyer, Dr. Gina G. Harney, and Dermatology and Skin Surgery
South	PD - Planned Development District 2002-06-055 (Office Uses)	Undeveloped Land
East	PD - Planned Development District 2005-12-132 (Office and Retail Uses)	Marco's Pizza
West	C2 - Local Commercial District (Retail and Commercial Uses)	Honest-1 Auto Care - McKinney

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and feels that the site is appropriate for the proposed use and is compatible with existing land uses of the adjacent properties. The site has frontage on a major arterial roadway (Virginia Parkway) and is surrounded by commercial uses. In addition to enhanced landscaping lining the proposed drive-through, the City has received a site plan submittal for two office buildings that will be built on the undeveloped lot to the south. These things in mind, Staff feels that the proposed restaurant or cafeteria with drive-through window should complement the existing development and add to the neighborhood services available in the area.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 124' Right-of-Way, Major Arterial

Internal Circulation: Fire lanes currently exist on site and will remain. The fire lanes will be located on the north and south sides of the proposed building. These fire lanes connect to existing developments on the east and west sides of the property.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On December 14, 2021, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.

SUPPORTING MATERIALS:

[PZ Minutes 12.14.2021 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)