



23-0010SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Restaurant with Drive-Through (McDonalds), Located at 9010 Virginia Parkway, 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: March 19, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Araceli Botello, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit request 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: September 05, 2023 (Original Application)
December 20, 2023 (Revised Submittal)
January 08, 2024 (Revised Submittal)
February 09, 2024 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a Specific Use Permit to allow a restaurant with drive-through (McDonalds) located at 9010 Virginia Parkway.

The zoning for the subject property (PD Ord. No. 2004-11-116, 2004-01-006, and 1998-08-44) requires that a specific use permit be granted in order for a restaurant with drive-through to be operated on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	PD Ord. No. 2004-11-116, 2004-01-006, and 1998-08-44 (Commercial Uses)	Undeveloped Land
North	PD Ord. No. 2006-04-039, 2004-11-116, 2004-01-006, and 1998-08-44 (Commercial Uses)	Undeveloped Land and Restaurant (Arby's)
South	PD Ord. No. 2014-05-031, 2001-02-024, and 1997-06-36 (Commercial Uses)	Fuel Sales, Passenger Vehicle (7-Eleven)
East	PD Ord. No. 2006-04-039, 2004-11-116, 2004-01-006, and 1998-08-44 (Commercial Uses)	Financial Institution (Chase)
West	PD Ord. No. 2006-04-039, 2004-11-116, 2004-01-006, and 1998-08-44 (Commercial Uses)	Undeveloped Land

SPECIFIC USE PERMITS: Pursuant to Section 203C.3.e of the McKinney UDC, the following factors should be considered when evaluating a Specific Use Permit (SUP) request:

- Whether the request complies with all site specifications adopted by the City, including the base zoning district and/or the PD entitlements;
- Whether the site, buildings, and use meet the criteria specified for the use in §205C, Use Definitions and Use-Specific Standards;
- Whether the proposed use will be detrimental to the adjacent properties or to the City as a whole;
- Whether the proposed uses are compatible in terms of scale (building massing, form, orientation, and location), intensity, and operating characteristics with uses and structures on adjacent properties and properties in the vicinity of the proposed application; and
- Whether potential impacts associated with such use are adequately mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening, to minimize adverse impacts on surrounding uses and the City.

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 is on the hard corner of two arterial roadways (North Custer Road and Virginia Parkway) and is surrounded by existing and proposed commercial uses. Staff feels that the proposed restaurant with drive-through should

complement the existing development and add to the neighborhood services available in the area. As such, staff recommends approval of the SUP request.

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: North Custer Road, 130' (6-lane) Right-of-Way, Principal Arterial and Virginia Parkway, 134' (4-lane) Right-of-Way, Major Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff have received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff have not received any citizen comments through the online citizen portal.

On February 27, 2024, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed specific use permit.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex PD Ordinance 1998-08-44](#)
[Ex PD Ordinance 2004-01-006](#)
[Ex PD Ordinance 2004-11-116](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)