



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 3, 2022

SUBJECT: ZC22-0035 Public hearing and consideration of a request from Harrison French & Associates for a special use permit for a quick service restaurant at 8376 Davis Boulevard, being 1.001 acres described at Lot 2R3R1, Block 1, Davis-North Tarrant Parkway Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Sandcap Davis-N Tarrant LLC (owner) and SimonCRE JC Agave V, LLC (developer), Harrison French & Associates is requesting a special use permit for a quick service restaurant on 1.001 acres located at 8376 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located on the east side of Davis Boulevard and south of North Tarrant Parkway. The site is vacant and located in front of the B&B Theatres location opening soon. The developer proposes to develop a site for a new [Black Rock Coffee](#) quick service restaurant with drive-through service.

A site plan package for the property is attached. Planned improvements to the site include construction of a new 1,984-square-foot building with drive-through service. The zoning ordinance requires special use permit approval for a quick service restaurant. The ordinance also includes specific standards for the design and layout of drive-through lanes, and the proposed project satisfies those design standards.

Landscaped areas cover 27% of the lot. These areas include a 15-foot-wide landscape setback adjacent to Davis Boulevard, parking lot islands, landscaped areas adjacent to the drive-through lane, and a landscape buffer between the drive-through lane and adjacent cinema property.

The parking lot contains 20 parking spaces and vehicle stacking for 10 cars in the drive-through lane. The site has access to Davis Boulevard and North Tarrant Parkway through common access easements on all adjacent lots. These easements connect to existing driveways on both roads.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on



the applicant’s proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Medical clinic
WEST	C-1 (Commercial)	Retail Commercial	Restaurant and retail uses
SOUTH	C-1 (Commercial)	Retail Commercial	Vacant
EAST	C-1 (Commercial)	Retail Commercial	Movie theater

PLAT STATUS: The property is platted as Lot 2R3R1, Block 1, Davis-North Tarrant Parkway Addition. The plat of the property was approved by City Council on September 23, 2019.

CITY COUNCIL: The City Council will consider this request at the November 14, 2022, meeting following a recommendation by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the special use permit subject to the following conditions:

1. The refuse container enclosure wall material must be the same brick and/or stone used on the primary building.
2. A pedestrian access door or opening must be added to the refuse container enclosure.
3. The photometric plan for the site must be updated to include the revised site layout.

RECOMMENDATION:

Approve ZC22-0035 subject to Development Review Committee recommendations.