

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: ZC26-0170, Ordinance No. 3967, Public hearing and consideration of a request from Citadel Development Group for a special use permit for a quick service restaurant at 6051 Precinct Line Road, being 0.6741 acres described as Lot 1R2, Block 1, Northeast Crossing Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of UG2 Crossing TX LP (property owner) and Slidin Thru LLC (tenant), Citadel Development Group is requesting a special use permit for a quick service restaurant on a 0.67-acre property located at 6051 Precinct Line Road.

GENERAL DESCRIPTION:

The 29,320-square foot site under consideration is located on the west side of Precinct Line Road, south of Boulevard 26. The site is located between Kohl's department store and Methodist Cardiovascular Consultants medical office. It is a vacant site currently used as a parking lot. The applicant proposes to develop a site for a new quick service restaurant, [Smalls Sliders](#), a drive-through slider restaurant.

A site plan package for the property is attached. Planned improvements to the site include construction of a new 900-square-foot building with drive-through service, a 470-square-foot covered outdoor seating area, and associated site improvements. The zoning ordinance requires special use permit approval for a quick service restaurant.

The zoning ordinance includes design standards for restaurants that provide drive-through service. The proposed construction complies with all drive-through standards except as noted below. The applicant is requesting approval of the following modified standards as part of the special use permit.

- Drive-through lanes are not permitted to be located between the building and a public street. The proposed site layout includes a drive-through lane between the building and Precinct Line Road.

Landscaped areas on the property cover 20% of the site. These areas include a 15-foot-wide landscape setback adjacent to Precinct Line Road, landscaped areas adjacent to the drive-through lane, parking lot landscaping, and buffer areas between the drive-through lane and adjacent driving aisles.



The parking area contains 35 parking spaces and vehicle stacking area for 9 cars in the drive-through lane. The site has access to Precinct Line Road and Boulevard 26 through common access easements on adjacent properties, and no additional driveway connections to either Precinct Line Road or Boulevard 26 are proposed.

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. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is zoned C-2 Commercial. This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Retail store (Kohl's)
WEST	C-2 (Commercial)	Retail Commercial	Retail shopping center
SOUTH	C-2 (Commercial)	Retail Commercial	Medical office building
EAST	GB (General Business) (City of Hurst)	N/A	Restaurant

PLAT STATUS: The property is currently platted as Lot 1R2, Block 1, Northeast Crossing Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the July 16, 2026, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3967.