



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 19, 2024
SUBJECT: ZC24-0105 Public hearing and consideration of a request from Interplan LLC for a special use permit for a quick service restaurant at 8368 Davis Boulevard, being 1.04 acres described as Lot 2R5R2, Block 1, Davis North Tarrant Parkway Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Sandcap Davis N Tarrant LLC (property owner) and HTeaO (tenant), Interplan LLC is requesting a special use permit for a quick service restaurant on a 1.04-acre property located at 8368 Davis Boulevard.

GENERAL DESCRIPTION:

The 43,390-square foot site under consideration is located on the east side of Davis Boulevard, south of North Tarrant Parkway. The site is vacant and located between Caddo North Tarrant offices and Braum's and in front of B&B Theatres. The applicant proposes to develop a site for a new quick service restaurant, [HTeaO](#), a drive-through iced tea business.

A site plan package for the property is attached. Planned improvements to the site include construction of a new 2,000-square-foot building with drive-through service and associated site improvements. The zoning ordinance requires special use permit approval for a quick service restaurant. In addition, the ordinance includes specific standards for the design and layout of drive-through lanes, and the design complies with those standards.

Landscaped areas on the property cover 39% of the site. These areas include a 15-foot-wide landscape setback adjacent to Davis Boulevard, landscaped areas adjacent to the drive-through lane, parking lot landscaping, and buffer areas between the drive-through lane and adjacent theatre and office properties.

The parking lot contains 20 parking spaces and vehicle stacking area for 12 cars in the drive-through lane. The site has access to Davis Boulevard through common access easements on adjacent properties, but the site does not have direct driveway access to the street.

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 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	Offices (Caddo North Tarrant offices)
WEST	C-1 (Commercial) AG (Agricultural)	Retail Commercial	Retail shopping center Vacant property
SOUTH	PD (Planned Development)	Retail Commercial	Quick service restaurant (Braum’s)
EAST	C-1 (Commercial)	Retail Commercial	Movie theatre (B&B Theatres)

PLAT STATUS: The property is currently platted as Lot 2R5R2, Block 1, Davis North Tarrant Parkway Addition.

CITY COUNCIL: The City Council will consider this request at the October 14, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC24-0105.