



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 2, 2016

SUBJECT: ZC 2016-06, Public Hearing and consideration of a request from Icon Consulting Engineers, Inc for a revision to Planned Development 36 (PD-36) located in the 9000-9100 blocks of North Tarrant Parkway including adjacent parcels on Davis Boulevard and Precinct Line Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Walmart Real Estate Business Trust, Icon Consulting Engineers is requesting a zoning change to amend Planned Development 36 (PD-36) to develop a new El Pollo Loco fast casual restaurant. The proposed site is 0.984 acres in size and located on the north side of North Tarrant Parkway between Davis Boulevard and Precinct Line Road.

GENERAL DESCRIPTION:

The property is zoned as Planned Development 36 (PD-36), which was approved in March 2001. One of the conditions in PD-36 is that all site plans for development on property within the zoning district must be reviewed and approved by the Planning and Zoning Commission and City Council. These site plans are processed as an amendment to PD-36, which follows the standard zoning change process. There have been seven amendments approved since the adoption of the zoning. The most recent amendments were in 2016 for the Slim Chickens restaurant, located at 9005 North Tarrant Parkway, and the Arby's restaurant, located at 8245 Precinct Line Road.

A complete site plan package for the proposed El Pollo Loco restaurant is attached. The business is a California-based fast casual restaurant with several stores located in Houston and San Antonio. Planned improvements to the 0.984-acre site include a 2,660-square-foot building, 41 parking spaces, landscaped areas covering 42% of the lot area, and pedestrian access from the North Tarrant Parkway sidewalk. The business operation also provides drive-through service with a canopy covering the pickup window area. Primary access to the restaurant is from the existing driveway on North Tarrant Parkway that serves Walmart. Common access is also available from the west through the Walgreens and Slim Chickens sites and to the north through the Walmart parking lot. Additional information about the company is online at www.elpolloloco.com.

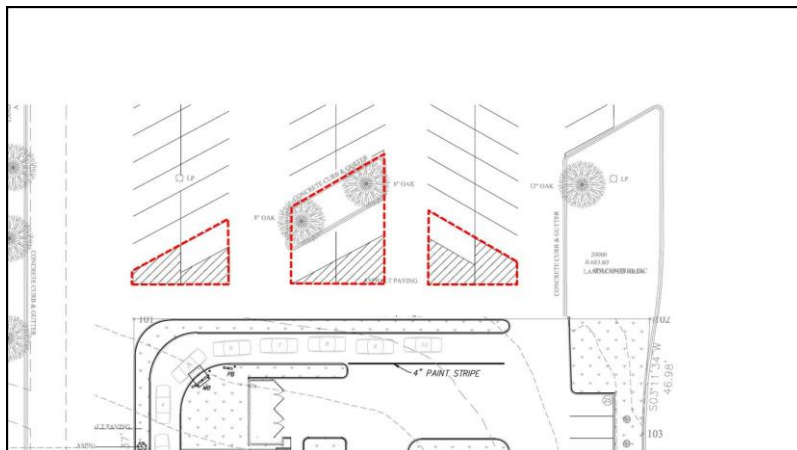
The application for an amendment to PD-36 provides an opportunity to address modifications to specific development standards for the site. These modifications are described in more detail below. All other development standards have been satisfied.

Wall signs

The sign standards limit the installation of wall signs to two building faces. The applicant proposes to include wall signs on all four building elevations, as shown in the attached elevation drawings. The DRC recommends that signage on the building comply with adopted standards. The installation of signs on all four elevations requires special approval as part of the planned development zoning.

Parking lot islands

The restaurant site is currently part of the parking lot for Walmart. Construction will require the removal of several parking lot islands and restriping of the lot north of the restaurant site. As part of the site development, the Development Review Committee (DRC) recommends that new islands be installed at the south ends of the parking rows on the Walmart site adjacent to the El Pollo Loco property. The area shown in red is the recommended location of the new islands, which each should include a tree and irrigation as required by the landscaping standards.



COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Retail.” This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned Planned Development (PD-36), which has a C-1 Commercial base zoning district. The purpose of this planned development is to provide for a retail/grocery center (Walmart) and pad sites for future development. The original zoning was approved in 2001. It has been amended seven times to accommodate development of two retail centers, a gasoline facility, a bank (Woodforest National Bank), and three restaurants (Jack in the Box, Slim Chickens, and Arby’s).



PROPOSED ZONING: The applicant is requesting an amendment to PD-36 in order to adopt the site plan for a new fast casual restaurant.

SURROUNDING ZONING | LAND USE:

North: C-1 Commercial | Retail

West: C-1 Commercial | Retail

South: PD-69 Planned Development | Retail

East: Property located in Colleyville and developed as single-family residential

PLAT STATUS: The property is currently platted as Lot 1A, Block 1, Wal-Mart Addition. A replat for this property is being prepared for an upcoming agenda. The plat would subdivide the property into two lots.

CITY COUNCIL: The City Council will consider this request at the June 27, 2016, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

To approve ZC 2016-06, subject to DRC's recommendations regarding wall signs, parking lot landscape islands, and final certification of the site plan.