



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 10, 2022

SUBJECT: SUP 2021-08, Ordinance No. 3723, Public hearing and consideration of a request from Jones Carter for a special use permit for a drive through building less than 1,400 square feet in size at 8900 North Tarrant Parkway, being 1.04 acres described as Lot 6R, Block 4, Brentwood Estates.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of 8900 Tarrant Parkway LLC, Jones Carter is requesting a special use permit for a drive through building less than 1,400 square feet in size on 1.04 acres located at 8900 North Tarrant Parkway.

GENERAL DESCRIPTION:

The site is located at the southwest corner of Davis Boulevard and North Tarrant Parkway. The property is currently developed with a convenience store with fuel sales. The applicant proposes to redevelop a site for a new quick service restaurant, [Salad and Go](#).

A complete site plan package for the proposed building is attached. Planned improvements to the site include demolition of the existing convenience store with fuel sales and construction of a new 730-square-foot restaurant with dual drive-through service lanes. [Section 118-631](#) of the zoning ordinance requires special use permit approval for a drive-through building that is less than 1,400 square feet in floor area. In addition, the zoning ordinance includes specific standards for the design and layout of drive-through lanes, and the proposed project satisfies all design standards.

The parking lot contains six parking spaces and vehicle stacking area for 20 cars in the drive-through lanes. The site has driveway access to Davis Boulevard, and common access easements provide access across adjacent lots to driveways on North Tarrant Parkway.

Landscaped areas cover 50% of the lot. These areas include a 15-foot wide landscape setback adjacent to Davis Boulevard and North Tarrant Parkway, parking lot islands, landscaped areas adjacent to the drive-through lane, and a landscape buffer between the drive-through lane and adjacent property.

The proposed conditions of approval for this special use permit are attached. The zoning ordinance provides that special use permits may establish reasonable conditions of

approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties. These conditions are based on the applicant’s proposed development of the property, and include the items described in detail below. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

Land use

In 2015, the zoning ordinance was amended to create new land use types for restaurants. One of the land use types is “quick service restaurant,” commonly referred to as a fast food restaurant. This land use requires approval of a special use permit in the C-2 zoning district or approval as part of a planned development district.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation 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.

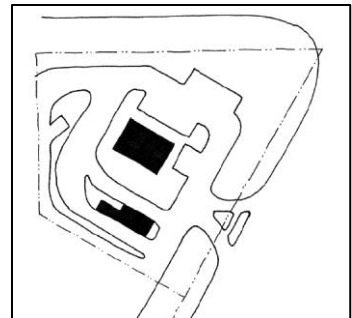
CURRENT ZONING: The property is zoned C-1 (Commercial). This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Bank and retail/service uses
WEST	C-1 (Commercial)	Retail Commercial	Retail uses
SOUTH	C-1 (Commercial)	Retail Commercial	Quick Service Restaurant
EAST	C-1 (Commercial)	Retail Commercial	Medical office (emergency clinic)

PLAT STATUS: The property is platted as Lot 6R, Block 4, Brentwood Estates.

STAFF REVIEW: In its review of the application, the Development Review Committee (DRC) viewed the proposed development as underutilizing the property. The proposed building is 730 square feet on a 1.04 acre property, which is a floor area ratio (FAR) of 0.016, or 1.6% building utilization of the property. There is sufficient room on the site to allow for another commercial building without affecting the location of the Salad and Go building or traffic circulation on the site. The retail building would not necessarily need to be constructed at this time, but the site could be adjusted to provide an adequate area that would accommodate another user in the future. Concern for the long term maintenance of a large amount of landscaping at such a prominent corner is also a concern of the DRC.





PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the December 2, 2021, meeting and voted 6-0 to recommend approval. In their discussion of the item, some commissioners expressed agreement with staff's concern for underutilizing the property, but the prospect of removing an underperforming fuel sales use from the property outweighed those concerns.

RECOMMENDATION:

Approve Ordinance No. 3723.