



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 16, 2016

SUBJECT: ZC 2016-02, Ordinance No. 3408, Public Hearing and consideration of a request from ARTEC 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 Provident Capital LLC, ARTEC is requesting a zoning change to amend Planned Development 36 (PD-36) to develop a new Arby's quick service restaurant. The proposed site is 0.90 acres in size and located on the west side of Precinct Line Road north of North Tarrant Parkway.

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 six amendments approved since the adoption of the zoning. The most recent amendment was in 2016 for the Slim Chickens restaurant located at 9005 North Tarrant Parkway.

A complete site plan package for the proposed Arby's restaurant is attached. Planned improvements to the 0.90-acre site include a 2,160-square-foot building, 40 parking spaces, and landscaped areas covering 31% of the lot area. The business operation also provides drive-through service. Access to the site is from two existing driveways on Precinct Line Road that are shared with a retail building and the Wal-Mart site. All development standards have been satisfied.

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 (Wal-Mart) and pad sites for future development. The original zoning was approved in 2001. It has been amended six times to accommodate development of two retail centers, a gasoline facility, a bank (Woodforest National Bank), and two restaurants (Jack in the Box and Slim Chickens).

PROPOSED ZONING: The applicant is requesting an amendment to PD-36 in order to adopt the site plan for a new quick service 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 2, Block 1, Wal-Mart NRH Addition. There is an associated replat for this property also on the May 16, 2016, agenda, which would subdivide the property into two lots.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at their April 21, 2016 meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

To approve Ordinance No. 3408.