



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 18, 2021

SUBJECT: ZC21-0008 Public hearing and consideration of a request from ClayMoore Engineering for a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) at 5300 Rufe Snow Drive, being 0.517 acres described as Lot 1, Block 10, Snow Heights North Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of LK Pop DFW LLC, ClayMoore Engineering is requesting a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) on 0.517 acres located at 5300 Davis Boulevard.

GENERAL DESCRIPTION:

The 22,124-square-foot site under consideration is located at the northeast corner of Rufe Snow Drive and Meadow Crest Drive. The site is currently developed with a Cicis Pizza restaurant. The owner proposes to demolish the existing restaurant and construct a new Popeye's Louisiana Kitchen quick service restaurant on the property.

A site plan package for the development is attached. Proposed improvements to the site include construction of a new 2,407-square-foot quick service restaurant with drive-through service and associated parking and landscaping improvements. The zoning ordinance includes specific standards for the design and layout of drive-through lanes, and the proposed project satisfies all drive-through design standards.

The parking lot contains 18 parking spaces, including stacking space for nine cars in the drive-through lane. Driveway access is available from Rufe Snow Drive and Meadow Crest Drive through an existing reciprocal access agreement with the adjacent property.

Landscaped areas cover 23% of the lot. These areas include a landscape setback adjacent to Rufe Snow Drive and Meadow Crest Drive, parking lot islands, and landscaped areas adjacent to the building and drive-through lane.

The proposed conditions of approval for this NR-PD district are attached. Applications for rezoning to this district 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 and the items described 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-1 (Commercial) zoning district or approval as part of a planned development district.

Landscaping

The site has been developed as a restaurant since 1983. While there were no landscaping or buffering standards in effect at that time, the proposed construction requires that the site be brought into compliance with the standards.

The applicant is requesting that the landscape plan be approved with a modified landscape setback adjacent to Rufe Snow Drive. Landscape setbacks are required to be 15 feet deep adjacent to all street frontages, and the applicant is requesting that the setback on Rufe Snow Drive be 10 feet deep. The setback adjacent to Meadow Crest Drive is 15 feet deep.

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. A supplemental recommendation of the Land Use Plan is to prioritize commercial uses at key intersections where retail is most likely to thrive.

CURRENT ZONING: The property is currently 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.

PROPOSED ZONING: The proposed zoning is NR-PD (Nonresidential Planned Development) following the C-1 (Commercial) district land uses and development standards. The proposed change is intended to authorize the quick service restaurant use and allow for the modifications to the site development standards for the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Multi-tenant shopping center with retail and restaurant uses
WEST	C-2 (Commercial) I-2 (Medium Industrial)	Retail Commercial	Multi-tenant shopping center with retail and restaurant uses
SOUTH	C-2 (Commercial)	Retail Commercial	Multi-tenant shopping center with retail and restaurant uses



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
EAST	C-2 (Commercial)	Retail Commercial	Multi-tenant shopping center with retail and restaurant uses

PLAT STATUS: The property is currently platted as Lot 1, Block 10, Snow Heights North Addition.

CITY COUNCIL: The City Council will consider this request at the December 13, 2021, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC21-0008.