

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 8, 2023
SUBJECT: ZC22-0047, Ordinance No. 3787, Public hearing and consideration of a request from Burger Engineering, LLC for a special use permit for a quick service restaurant at 6645 NE Loop 820, being 1.10 acres described as Lot 7B, Block 4, Tapp Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Rossmore Enterprises (owner) and Chick-fil-A (developer), Burger Engineering is requesting a special use permit for a quick service restaurant on 1.10 acres located at 6645 NE Loop 820.

GENERAL DESCRIPTION:

The property is located in the northwest quadrant of NE Loop 820 and Rufe Snow Drive. The site is presently developed with an Applebee's restaurant. The developer proposes to redevelop the site for a new Chick-fil-A quick service restaurant with drive-through service.

Site Plan & Land Use

A site plan package for the property is attached. Planned improvements to the site include construction of a new 5,100-square-foot building with dual-lane drive-through service. 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. The design complies with the standards, except for the drive-through lanes being located between the building and the street (NE Loop 820).

Landscaping

Proposed landscaped areas cover 13.33% of the lot. This is an increase from the existing 11.37% landscape area but is less than the minimum 15% landscape area required for all new development. The 15% threshold could be accomplished with the conversion of 3-4 proposed parking stalls to landscape area. Proposed landscape areas include a 15-foot-wide landscape setback adjacent to the NE Loop 820 frontage road, parking lot islands, landscaped areas adjacent to the drive-through lane, and a landscape buffer between the drive-through lane and adjacent parking spaces and driving aisles. Additionally, a 27-foot long, three-foot tall limestone wall would be installed as a decorative feature in the landscape setback. This wall is provided as a required hardscape element to comply with the Freeway Corridor landscape standards.



Parking, Circulation & Vehicle Access

For the size building, a minimum 35 parking spaces are required. The parking lot contains 49 parking spaces and vehicle stacking for approximately 30 cars in the dual drive-through lanes. The site has access to NE Loop 820 frontage road and Rufe Snow Drive through common access easements on the adjacent lots. These easements connect to existing driveways on both roads. There is also a reciprocal parking agreement in place for this shopping center, whereby parking for Chick-fil-A employees and patrons may occur on adjacent properties.

Building Signage

The sign ordinance permits building signage on only two sides of a building. The applicant has requested approval of building signage on four sides as part of the Special Use Permit. A sign plan is attached.

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. The SUP standards address land use, landscaping, and signage.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Retail and service uses
WEST	C-2 (Commercial)	Retail Commercial	Retail and service uses
SOUTH	C-2 (Commercial)	Retail Commercial	NE Loop 820
EAST	C-2 (Commercial)	Retail Commercial	Restaurant and retail uses

PLAT STATUS: The property is platted as Lot 7B, Block 4, Tapp Addition. The plat of the property was approved by City Council on October 26, 1992.



PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the April 20, 2023, meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3787.