



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 8, 2016

SUBJECT: RP 2016-05 Public Hearing and consideration of a request from El Pollo Loco for a Replat of Lots 1A1 and 1C, Block 1, Walmart Addition, on 24.668 acres located in the 9100 block of North Tarrant Parkway.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Walmart Real Estate Business Trust, El Pollo Loco is requesting approval of a replat of Lots 1A1 and 1C, Block 1, Walmart Addition. This 24.668-acre lot is located on the north side of North Tarrant Parkway between Davis Boulevard and Precinct Line Road. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The site is developed as a Walmart Supercenter. The southwest corner of the lot is proposed to be developed as a pad site for an El Pollo Loco restaurant. The proposed replat is intended to create two commercial lots so that each building is located on a separate parcel. Access easements are in place to allow both lots to have access to the existing driveways on the Walmart property. The zoning and site plan for the restaurant were approved by City Council on June 22, 2016.

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.

THOROUGHFARE PLAN: The development has frontage on North Tarrant Parkway, which is classified as a P6D Principal Arterial and being a six-lane divided roadway with a variable width ultimate right-of-way. The existing right-of-way for North Tarrant Parkway is 200 feet at this location. Right-of-way dedication is not required on this replat.

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 other



development. The original zoning was approved in 2001. It has been amended eight times to accommodate development of two retail centers, a gasoline facility, a bank (Woodforest National Bank), and four restaurants (Jack in the Box, Slim Chickens, Arby's, and El Pollo Loco).

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 and retail uses

PLAT STATUS: The property is currently platted as Lot 1A, Block 1, Walmart Addition. The proposed plat would subdivide the property into two commercial lots.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at their July 21, 2016, meeting, and voted 5-0 to recommend approval. An excerpt from the meeting minutes is attached.

RECOMMENDATION:

Approve RP 2016-05.