



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 1, 2016

SUBJECT: ZC 2016-13 Public Hearing and consideration of a request from Rovin, Inc. for revisions to Redevelopment - Planned Development 77 (PD-77) located at 6700-6720 NE Loop 820.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Rovin, Inc. is requesting a zoning change to amend a 5.402-acre portion of the Redevelopment Planned Development No. 77 Zoning District at the southeast corner of Rufe Snow Drive and NE Loop 820 to allow signage and building architecture variances to the City's development standards for two sit-down restaurants, [Babe's Chicken Dinner House](#) and [Sweetie Pie's Ribeyes](#).

GENERAL DESCRIPTION:

Building Architecture

One of the primary purposes of this zoning change request is to allow the two proposed restaurant buildings to reflect a rustic architecture that does not meet the City's minimum masonry requirements and architecture standards.

The Babe's Chicken Dinner House building is designed as a 9,148 square foot southwestern industrial warehouse building with metal and red clay tile for roof materials and a mixture of fieldstone, brick, wood siding, metal panel and stucco for the building walls.

There is a large proportion of brick and stone proposed on the building, but it does not meet the 70% minimum requirement on at least two of the four elevations. From an architectural standpoint, the building meets many of the City's standards for vertical and horizontal articulation, covered porches and awnings, detailed design elements, etc. The overall height of the building is 30 feet at its tallest points, but there is also a large rooftop sign proposed that takes the overall height of the structure to 46 feet.

The Sweetie Pie's Ribeyes building is designed as a 6,505 square foot metal agricultural building meant to represent a central metal granary equipped with a grain

elevator and hopper. The overall height of the elevator and hopper portions would be 55 feet. The façade of the “addition” to the building is faced in masonry “stone, brick, stucco, and concrete.” The applicant is repurposing reclaimed building materials and agricultural elements found on other historical or agricultural buildings throughout the southwest. The entire building is proposed to be outlined in an LED accent strip of interchangeable colors.

The building satisfies many of the City’s architectural standards related to horizontal and vertical articulation. It does not, however, meet the City’s minimum 70% brick/stone masonry requirement.

Signage

Similar to their request for the buildings, the applicant is proposing multiple variances to allow unique signage on site. The attached exhibits show the bulk of the proposed signs, however additional sign exhibits will be presented to the Commission at the meeting.

The Babe’s Chicken Dinner House site has an approximately 660 square foot sign mounted to the top of the restaurant building. The maximum sign area permitted along the Freeway Corridor is 400 square feet. The applicant has indicated that they are comfortable with the design and the long-term maintenance of the sign, given possible wind load challenges and access from the building’s roof.

Monument and directional signs are also proposed at heights and areas larger than normally permitted. The maximum height permitted for a monument sign is 7 feet. The applicant is proposing a 15-foot monument sign. A 25-foot tall “directional pole sign” is also proposed, and exhibits showing that will be presented at the meeting.

The Sweetie Pie’s Ribeyes site has two large signs proposed where only one would otherwise be permitted. The first is a 1950s-era style sign with a total height of 45 feet and total width of 41 feet, for a total dimensional area of 1,856 square feet. Because of the shape, however, not all the area is signage (see exhibit and image at right). The second large sign is a two-sided decorative sign applied to a 40-foot tall agricultural appertenance with each sign approximately 229 square feet in size.



ADDITIONAL SIGN VARIANCE REQUIRED: The applicant is seeking an off-site monument/directional sign along Rufe Snow Drive to advertise their access from Larue Circle. Because this off-site sign is outside the scope of the RD-PD Zoning District boundary, it cannot be considered part of the zoning change application. A separate Sign Review Board case will be considered for this site.



CONCEPT PLAN PROVIDED: A Concept Plan for the property and the two restaurants is provided. This shows the intended layout and configuration of the buildings, parking and landscape areas and is meant for informational purposes in the PD documents. Further review and approval by the Development Review Committee of a Site Plan will be required prior to building permits.

LANDSCAPE VARIANCES ANTICIPATED: Although not part of this RD-PD zoning request, the applicant may also be requesting variances to the City's landscaping standards. This request would be advertised separately for public hearing and consideration by the Landscape Review Board at a later date.

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 Redevelopment Planned Development (RD-PD) No. 77, which was approved by City Council in November 2015 on the entirety of the City's 8.5125-acre property in this area. The current zoning allows for restaurant uses only and follows the C-1 Commercial and Freeway Corridor Overlay development standards.

PROPOSED ZONING: The proposed zoning is Redevelopment Planned Development (RD-PD). The proposed change is intended to allow variances to the City's sign and building architecture standards.

SURROUNDING ZONING | LAND USE:

North: C-1 & C-2 Commercial across IH Loop 820 | Retail
West: Taco Cabana PD-64 (C-1 Commercial) | Retail
South: R-2 Single-Family | Low Density Residential
East: C-1 Commercial | Commercial

PLAT STATUS: The property is currently platted as Lots 1R1R1, 1R1R2, and 1R2; Block 25, Snow Heights Addition. A replat will be processed in the coming months to establish new lot lines for the two restaurants.

CITY COUNCIL: The City Council will consider this request at the September 12, 2016, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2016-13.