



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 21, 2018

SUBJECT: ZC 2018-09 Public hearing and consideration of a request from ClayMoore Engineering for a zoning change from C-1 Commercial to NR-PD Non-Residential Planned Development at 6425 Precinct Line Road, being 0.68 acres described as Lot 15R, Block 1, Thompson Park Estates.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of CJ Real Estate LLC, ClayMoore Engineering is requesting a zoning change from C-1 Commercial to NR-PD Non-Residential Planned Development on 0.68 acres located at 6425 Precinct Line Road.

GENERAL DESCRIPTION:

The 29,428-square-foot site under consideration is located on the east side of Precinct Line Road, just south of the intersection of Martin Drive. The site is vacant and located between Shipleys Do-Nuts and Andy's Frozen Custard. The owner proposes to construct a Starbucks quick service restaurant with drive through on the property.

A complete site plan package for the proposed restaurant is attached. Planned improvements to the site include a 2,202-square-foot restaurant with drive-through service. The zoning ordinance includes specific standards for the design and layout of drive-through lanes, and the proposed project satisfies all design standards.

The parking lot contains 28 spaces, including stacking space for eight cars in the drive-through lane. Driveway access is available from Precinct Line Road through a shared driveway with Shipley Do-Nuts. Additional driveway access is available from the rear of the site through an existing common access easement that connects Martin Drive to the Home Depot parking lot.

Landscaped areas cover 22% of the lot. These areas include a landscape setback adjacent to Precinct Line Road, parking lot islands, and landscaped areas adjacent to the drive-through lane. A multi-tenant monument sign is proposed that would provide signage for the Starbucks restaurant and a future development on the lot to the west, which does not have street frontage.

The application for rezoning to the NR-PD district provides an opportunity to address modifications to specific site development and building design standards for the site. These items are described in more detail below. All other development standards have been satisfied.

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 zoning district or approval as part of a planned development district. The applicant is requesting approval of the land use as part of the planned development district.

Building design

The proposed building design is consistent with the architecture and design direction for newer Starbucks stores being constructed. However, the overall design does not technically conform to all the architectural standards contained in the zoning ordinance, specifically those related to articulation and ornamentation. The exterior wall materials include brick and cementitious fiberboard panels.

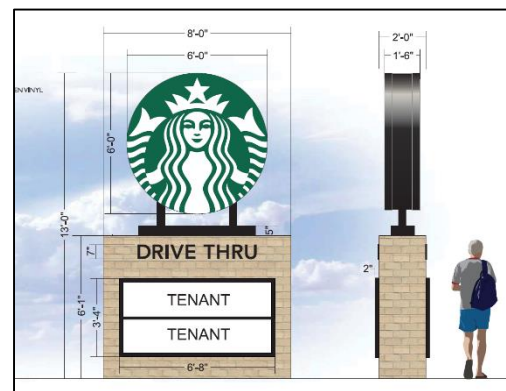


The proposed fiberboard panels are a product manufactured by Nichiha®, and similar panels are used on the Andy’s Frozen Custard building. The design standards limit the allowable area covered by the fiberboard panels to 15% of a building elevation. On the north and east elevations of the Starbucks building, the fiberboard panels would cover 42% and 25% of the elevations, respectively.

The applicant is requesting approval of the proposed design as part of the planned development request.

Signs

A multi-tenant monument sign is proposed on Precinct Line Road. A conceptual drawing and photos of the monument sign are included in the site plan exhibits. The proposed sign is intended to provide signage for both the Starbucks restaurant and a future development on the lot to the west, which does not have street frontage. Since the sign is larger and taller than allowed by the standards and would include signage for off-site tenants, special approval of the sign is required as part of the planned development district.





The sign code standards for multi-tenant monument signs allow a structure size of 100 square feet and height of 8.5 feet. The proposed sign is approximately 104 square feet in area and 13 feet in overall height. The sign design includes a masonry base with two signage panels for off-site tenants and the Starbucks graphic medallion on top. The applicant is requesting that the conceptual sign design and sign size parameters be approved as part of the planned development district.

Planned development conditions

The following are the proposed conditions of approval for this planned development application. Any other conditions recommended by the Planning and Zoning Commission will be included in the proposed ordinance considered by City Council.

1. *Permitted land uses.* Uses permitted in this NR-PD district are limited to those permitted in the C-1 Commercial zoning district with the addition of the following:
 - a. Quick service restaurant
2. *Site development standards.* Development of the property must comply with the site development standards of the C-1 Commercial zoning district and the standards described below.
 - a. Building location and setbacks must be as shown on the attached site plan.
 - b. Landscaping must be installed as shown on the attached landscape plan. All landscaping and irrigation must be installed prior to the issuance of a certificate of occupancy.
 - c. A multi-tenant monument sign may be constructed on the site.
 - i. The sign must not exceed one hundred four (104) square feet in area and thirteen (13) feet in height.
 - ii. The sign may contain sign panels for tenants located on Lot 17R, Block 1, Thompson Park Estates. The total sign area of the panels must not exceed twenty two (22) square feet.
3. *Building design development standards.* Development of the property must comply with the building design standards of the C-1 Commercial zoning district and the standards described below.
 - a. Building design and appearance must be as shown on the attached building elevations. Building materials must comply with Section 118-693 of the zoning ordinance.
 - b. Cementitious fiberboard materials may be used on the facades of the building in proportions and locations indicated on the attached elevations.



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 service establishments, and offices.

CURRENT ZONING: The property is currently zoned C-1 Commercial.

PROPOSED ZONING: The proposed zoning is NR-PD Non-Residential 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 building design and site development standards for the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	Planned Development	Retail	Quick service restaurant (Andy's Frozen Custard)
WEST	C-1 Commercial	Retail	Vacant
SOUTH	C-1 Commercial	Retail	Quick service restaurant (Shipley Do-Nuts)
EAST	Property located in Hurst	Property located in Hurst	Vacant

PLAT STATUS: The property is currently platted as Lot 15R, Block 1, Thompson Park Estates.

CITY COUNCIL: The City Council will consider this request at the July 9, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2018-09.