

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 9, 2018

SUBJECT: ZC 2018-09, Ordinance No. 3521, 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 6425 Precinct Line Road, being 0.68 acres described as Lot 15R, Block 1, Thompson Park Estates.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of CJ Real Estate LLC, ClayMoore Engineering is requesting a zoning change from C-1 Commercial to NR-PD Nonresidential 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 west 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.

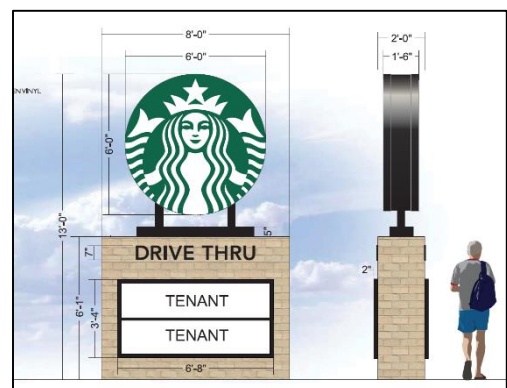


The proposed fiberboard panels are a product manufactured by Nichiha®, and similar panels are used on the Andy’s Frozen Custard building. The design standards limit the allowable area covered by the fiberboard panels to 15% of a building elevation. On the north and east elevations of the Starbucks building, 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. Pursuant to the recommendation of the Planning & Zoning Commission, the proposed planned development standards would prohibit Starbucks from using the signage panels. The standards also requires the removal of the circular topper upon any change of business.

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.

- A. *Permitted Land Uses.* Uses in this NR-PD shall be limited to those permitted in the C-1 Commercial zoning district, as amended, with the addition of and subject to the following.
 1. Quick service restaurant.
 2. Any land use requiring a special use permit in the C-1 Commercial zoning district, as amended, is only allowed if a special use permit is issued for the use.
 3. Any land use prohibited in the C-1 Commercial zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 Commercial zoning district and the standards described below.
 1. The site improvements shall be constructed as shown on the site plan attached as Exhibit "C."
 2. Landscaping shall be installed as shown on the site plan attached as Exhibit "C." All landscaping and irrigation must be installed prior to the issuance of a certificate of occupancy.
 3. A multi-tenant monument sign may be constructed on the site.
 - a. The original sign must not exceed the one hundred four (104) square feet in area and thirteen (13) feet in height.
 - b. The sign may contain sign panels for tenants located on Lot 17R, Block 1, Thompson Park Estates. The sign panels may not be used to advertise a tenant located on Lot 15R, Block 1, Thompson Park Estates. The total sign area of the panels must not exceed twenty-two (22) square feet.
 - a. Upon change of business on Lot 15R, Block 1, Thompson Park Estates, the circular sign topper must be removed. Any subsequent monument sign shall not exceed the maximum area and maximum height standards contained in Section 106-13 of the sign regulations for multi-tenant signs.



C. Building design standards. Building design and appearance shall comply with the building elevations attached as Exhibit “C” and the standards described below.

1. The building design and appearance shall be as shown on the site plan attached as Exhibit “C”.
2. Cementitious fiberboard materials may be used on the facades of the building in proportions and locations indicated on the site plan attached as Exhibit “C”.

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
EAST	Property located in Hurst	Property located in Hurst	Vacant (Shipley Do-Nuts)

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

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the June 7, 2018, meeting and voted 5-1 to recommend approval subject to the following conditions:

1. The sign panels on the monument sign may not be used by the tenant on Lot 15R, Block 1, Thompson Park Estates.

RECOMMENDATION:

Approve Ordinance No 3521.