



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** October 17, 2018

**SUBJECT:** ZC 2019-17 Public hearing and consideration of a request from Kimley-Horn for a zoning change from C-1 Commercial to Nonresidential Planned Development at 8364 Davis Boulevard, being 1.202 acres described as Lot 2R6R, Block 1, Davis-North Tarrant Parkway Addition.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Sandcap Davis-N Tarrant LLC, Kimley-Horn is requesting a zoning change from C-1 Commercial to NR-PD Nonresidential Planned Development on 1.202 acres located at 8364 Davis Boulevard.

### **GENERAL DESCRIPTION:**

The 52,344-square foot site under consideration is located on the east side of Davis Boulevard, south of North Tarrant Parkway. The site is vacant and located in front of Alamo Drafthouse. The developer proposes to construct a Braum's quick service restaurant and market with drive through on the property.

A complete site plan package for the proposed building is attached. Planned improvements to the site include a 4,757-square-foot restaurant and market with dual 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 58 spaces, including stacking space for six cars in the drive-through lane. Driveway access is available from Davis Boulevard through a shared driveway with Alamo Drafthouse. A common access easement provides access across this lot and three other pad sites fronting Davis Boulevard.

Landscaped areas cover 15% of the lot. These areas include a landscape setback adjacent to Davis Boulevard, parking lot islands, landscaped areas adjacent to the drive-through lane, and landscaped buffers between lots.

The proposed conditions of approval for this NR-PD are attached. Applications for rezoning to the NR -PD district 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, and include the items described in detail below. All other development standards have been satisfied.

These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

### ***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.

### ***Signs***

Section 106-13(b)(1) of the sign regulations permits a structure to have wall signage on a maximum of two building faces, and those building faces must have a street frontage or public entrance.

The applicant proposes wall signs to be located on all four faces of the building. The applicant is requesting that the wall sign locations shown in the attached building elevations (Exhibit "C") be approved as part of the planned development request. The Development Review Committee recommends that wall signs be limited to two building faces, as required by the sign regulations.

**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 currently zoned C-1 Commercial. The C-1 district is intended to provide for the development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

**PROPOSED ZONING:** The proposed zoning is NR-PD Nonresidential 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 site development standards for the property.

### **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Retail Commercial	Vacant property Medical clinic
WEST	C-1 Commercial AG Agricultural	Retail Commercial	Retail shopping center Vacant property



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
SOUTH	R-1 Single-Family Residential	Low Density Residential	Single-family residences (Thornbridge Addition)
EAST	C-1 Commercial	Retail Commercial	Alamo Drafthouse Cinema

**PLAT STATUS:** The property is currently platted as Lot 2R6R, Block 1, Davis-North Tarrant Parkway Addition. The plat of the property was approved by City Council on September 23, 2019.

**CITY COUNCIL:** The City Council will consider this request at the November 12, 2019, meeting following action by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC 2019-17, subject to wall signs being limited to two building faces.