

Agenda Item

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lots 1-2, on 2.8± acres, located on the east side of Dallas Parkway and 800± feet south of Frontier Parkway. (ZONE-24-0021)

Proposal

Purpose:

- Obtain a Specific Use Permit for a Drive-Through Restaurant
 - Drive-Through Restaurant (5,385 SF) with Patio (437 SF)



Surrounding Zoning

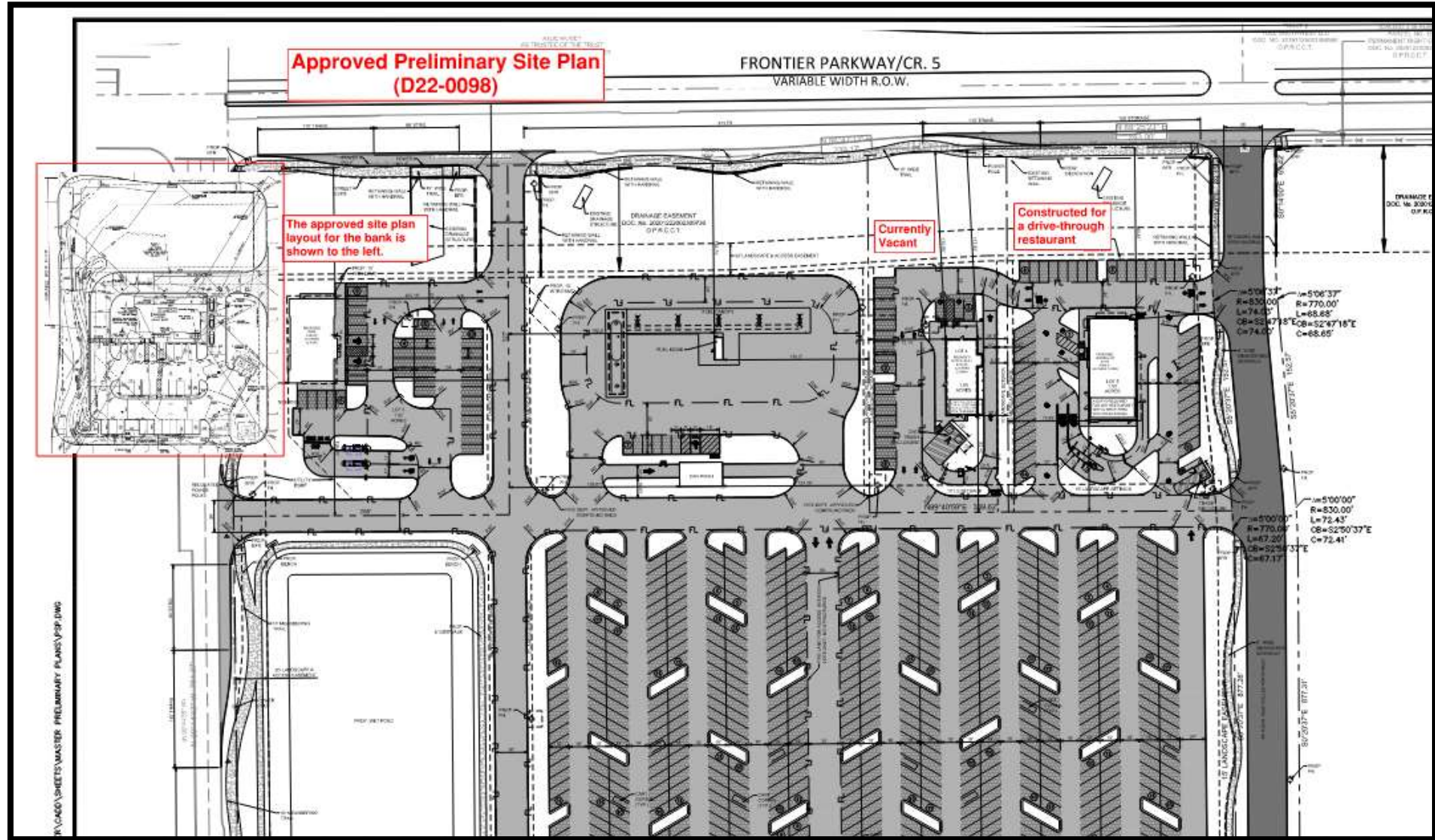
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-69	Vacant	Dallas North Tollway District
North	Planned Development-69	Vacant	Dallas North Tollway District
East	Planned Development-69	HEB	Dallas North Tollway District
South	Commercial Corridor	Vacant	Dallas North Tollway District
West	Commercial	Vacant	Dallas North Tollway District

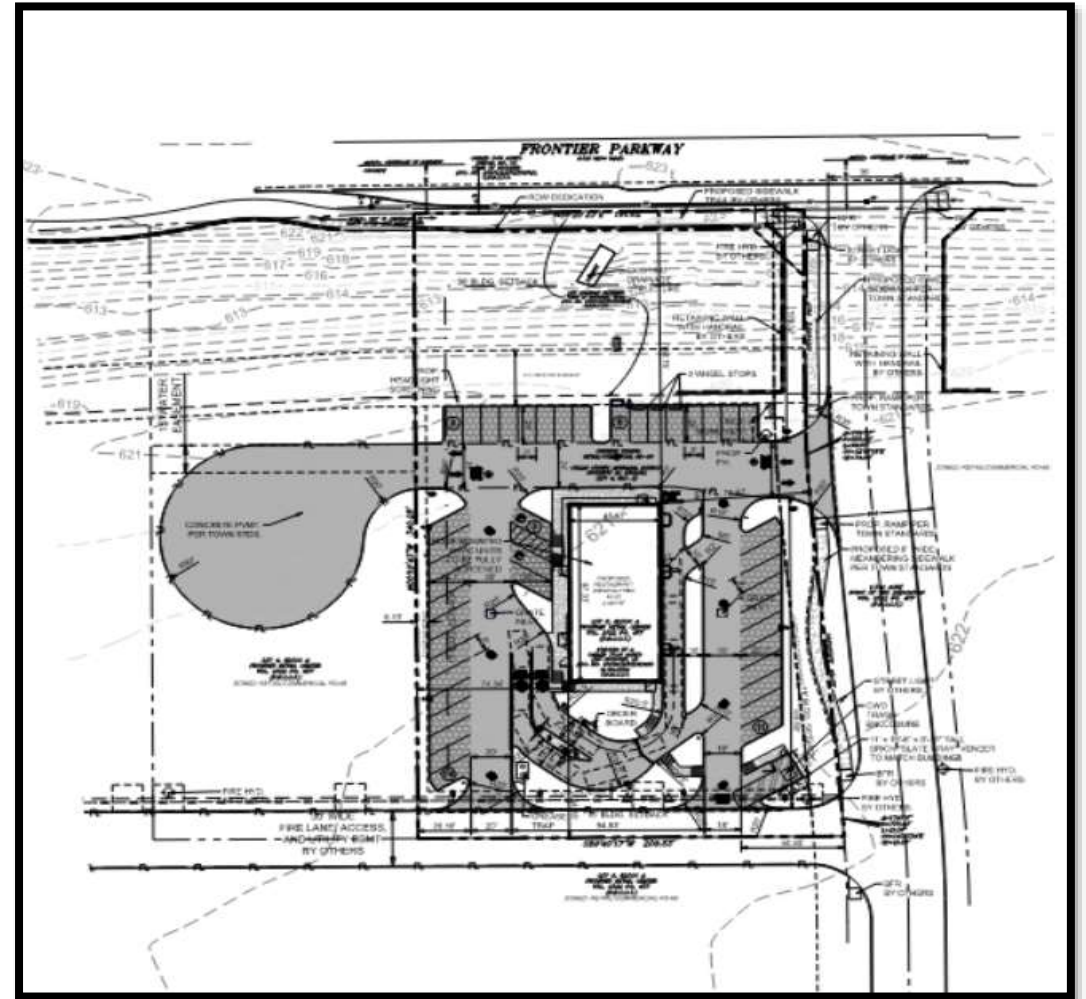
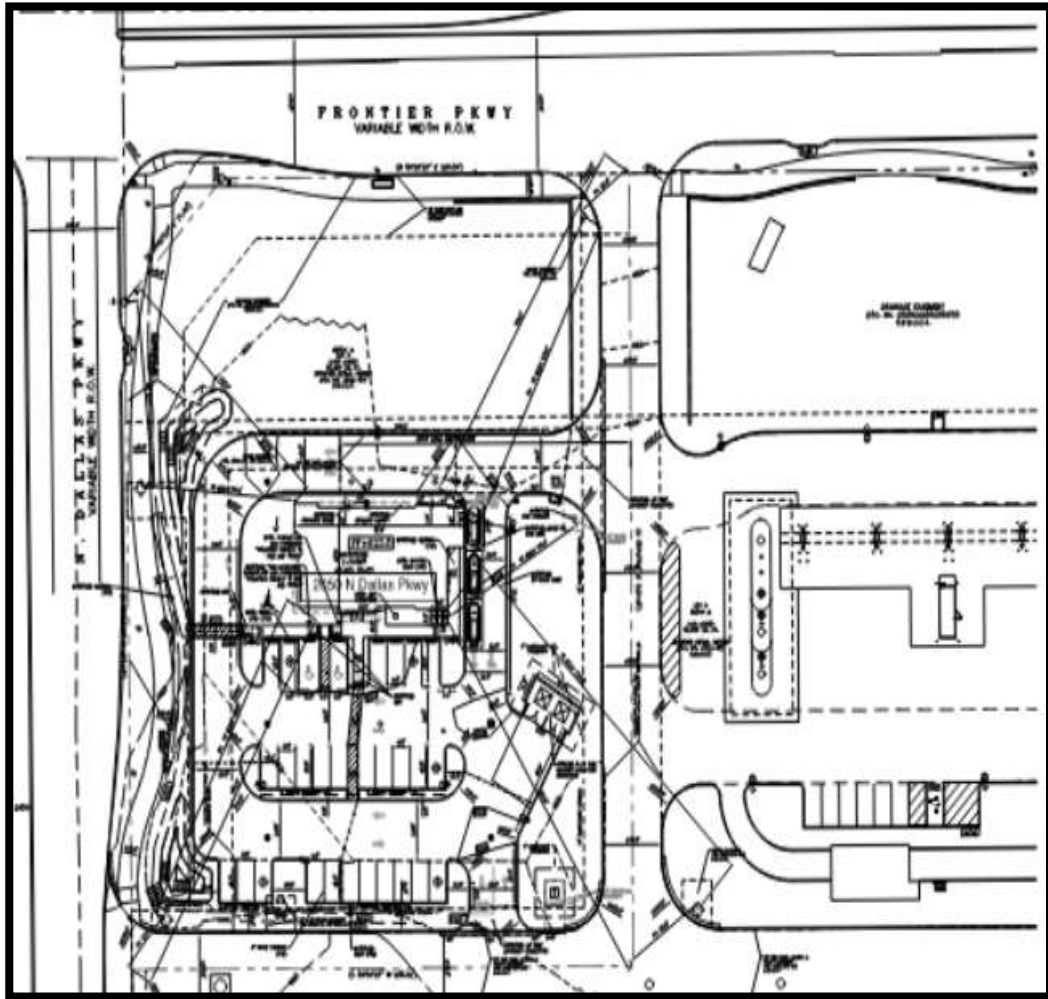


History

Planned Development-69 (Tract 1):

- Preliminary Site Plan (D22-0098) for Tract 1 approved on June 6, 2023.
 - Two standalone restaurants shown on Lots 1-2.
- Multiple Site Plans approved in Tract 1.
 - Chase Bank (DEVAPP-24-0123)
 - HEB (DEVAPP-23-0182)
 - McDonald's (DEVAPP-23-0202)





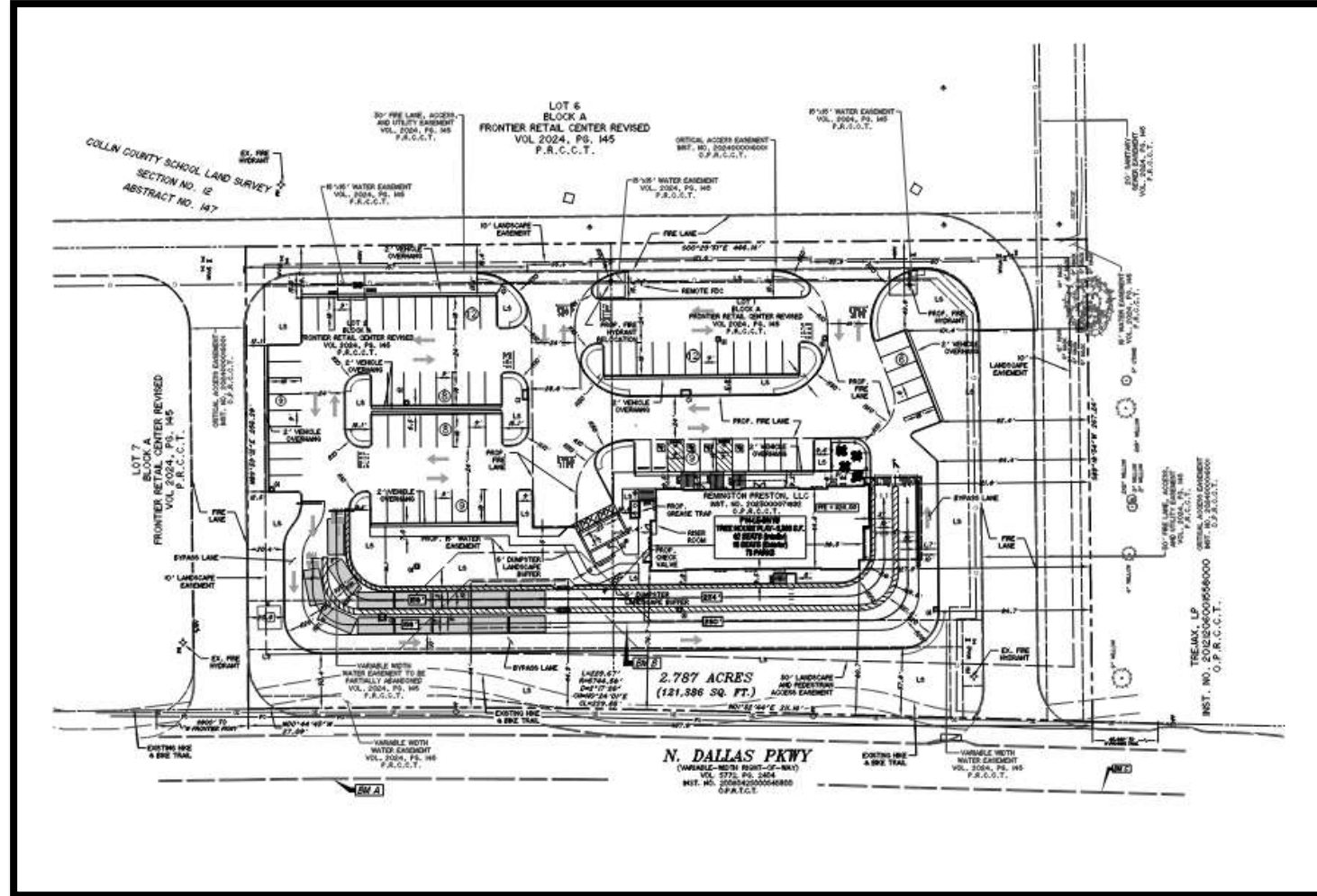
Drive-Through Standards

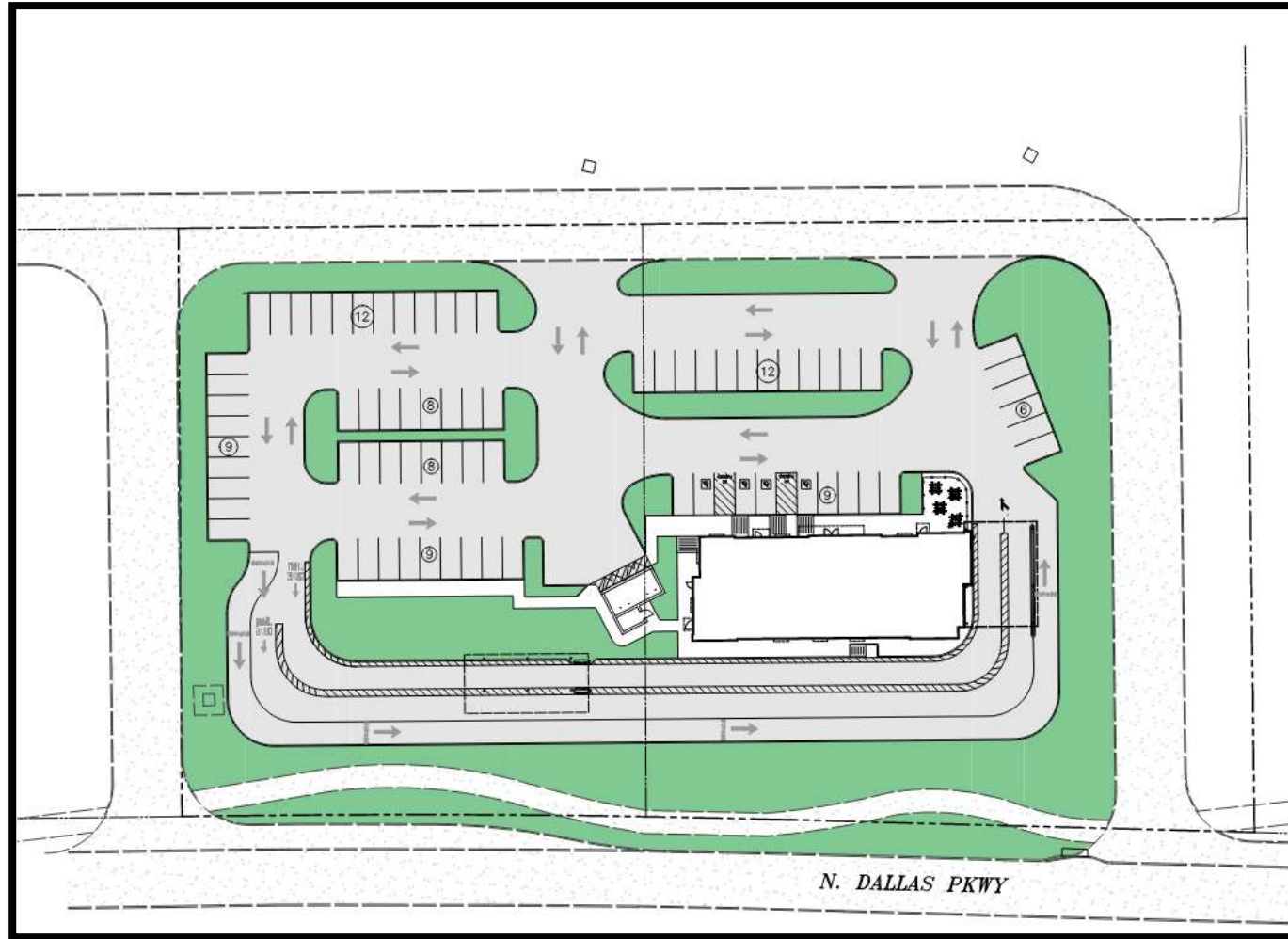
Comprehensive Plan:

- Recommended revising development regulations pertaining to drive-throughs.

Ordinance Amendments:

- Amendments to design criteria for drive-throughs adopted by Town Council on January 9, 2024.
 - Included prohibiting stacking/drive-through lanes between a building and adjacent right-of-way.



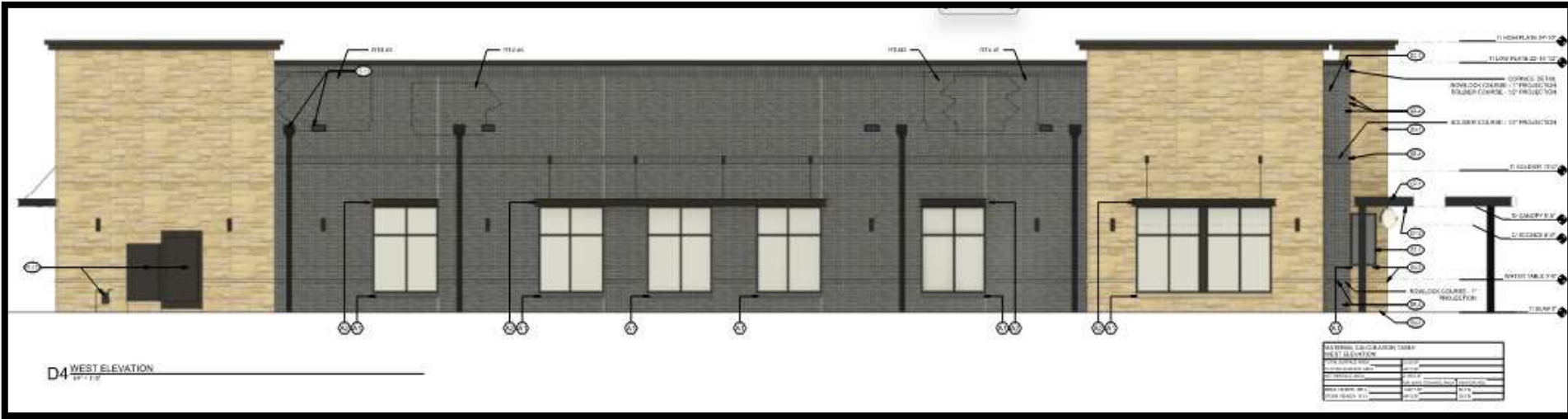


Applicant Request

Specific Use Permit Request:

- Allowance for stacking/drive-through lanes between building and adjacent right-of-way.







Specific Use Permit Requests

Criteria:

- Is the use harmonious and compatible with its surrounding existing uses or proposed uses?
- Are the activities requested by the applicant normally associated with the requested uses?
- Is the nature of the use reasonable?
- Has any impact on the surrounding area been mitigated?

Noticing

Notices:

- Friday, February 21st

Citizen Response:

- None

Recommendation

Town Staff:

- Denial

Planning & Zoning Commission:

- Approval (7-0) subject to landscaping along Dallas Parkway matching landscape rendering.