P&Z MEETING DATE: December 5, 2019

DATE: November 22, 2019

TO: Planning & Zoning Commission

FROM: Loren Shapiro, AICP, Planning Manager


BACKGROUND:

This is a request for approval of a Technical Site Plan (TSP) for a new drive-through restaurant, replacing the vacant Grandy’s restaurant.

FINANCIAL IMPLICATIONS:

There are no financial implications on current or future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with stipulations.

ATTACHMENTS:

Results Sheet
Technical Comments
Applicant’s Exhibits
RESULT SHEET

Date: 12/05/19
Case No./Name: PLTSP 2019-X1 McDonalds (1753 IH-35E)

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends APPROVAL with the following stipulation:

Development shall be in general conformance with the attached conceptual site plan, landscape plan, and building elevations.

B. P&Z ACTION from P&Z meeting: 12/05/19
Result: /Vote:
GENERAL PROJECT INFORMATION

SITE ZONING: (FWY) Freeway District

<table>
<thead>
<tr>
<th>SURROUNDING ZONING</th>
<th>SURROUNDING LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH (FWY) Freeway District</td>
<td>Hotel</td>
</tr>
<tr>
<td>SOUTH City of Farmers Branch</td>
<td>Gas Station</td>
</tr>
<tr>
<td>EAST (FWY) Freeway District</td>
<td>House of Worship</td>
</tr>
<tr>
<td>WEST (FWY) Freeway District</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

REQUEST: A technical site plan for a drive-through restaurant

PROPOSED USE: Drive-through Restaurant

ACRES/LOTS: Approximately 1.2 Acres/1 lot

LOCATION: 1753 IH35E South (East side of I-35E, approximately 155 feet north of Valwood Parkway

HISTORY: The property contains a vacant drive-through restaurant building (formally a Grandy’s). No TSP was approved for the existing drive through restaurant.

The west 4/5 of the property was previously platted as The Grandy’s I-35E Replat, Lot 1, Block 1. The west 1/5 has never been platted. The property is zoned (FWY).

COMPREHENSIVE PLAN: High Intensity Commercial uses

TRANSPORTATION PLAN: I-35E is a (CAH) Controlled Access Highway and Denton Drive is a (C4U) 4-Lane Undivided Collector

OWNER: Valwood 35 Two, LP

REPRESENTED BY: McDonalds Construction
STAFF ANALYSIS

PROPOSAL

This is a request for approval of a TSP for a new approximately 4,300 square foot drive-through restaurant. McDonalds is proposing to redevelop the property and construct a new building.

BACKGROUND

A Grandy’s drive-through restaurant had occupied the building on the property. No Technical Site Plan or Special Use Permit was ever approved on the property, as the drive-through predated the requirement. McDonalds is relocating its existing drive-through restaurant at 1943 S. IH-35E to the subject property.

ORDINANCE REQUIREMENTS

Article V of the Comprehensive Zoning Ordinance requires a TSP for drive-through restaurants on properties zoned (FWY) Freeway District.

Per Article XXVIII Special Conditions & Development Standards, Section F of the Comprehensive Zoning Ordinance (CZO), an approved Technical Site Plan shall expire if a building permit has not been applied for within two years from the date of site plan approval. The same section also limits the Planning and Zoning Commission’s review of the Technical Site Plan to the following:

1. Provision of a safe and efficient vehicular and pedestrian circulation system.
2. Design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
3. Use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary.
4. The placement and orientation of buildings and other facilities.

ELEMENTS TO CONSIDER

1. The McDonalds is relocating from I-35E, south of Sandy Lake Road to the subject property due to TXDOT expansion of right-of-way for the freeway.
2. McDonalds is proposing to replace the existing Grandy’s drive-through restaurant with a new drive-through restaurant, parking, circulation, and landscaping.
3. The proposed parking, stacking, and landscaping meet the requirements of the Comprehensive Zoning ordinance.

CONCLUSION

Staff believes the development proposal is consistent with the CZO, and therefore finds the proposal appropriate for this site.
SITE LOCATION AND ZONING MAP
Applicant’s Exhibits
Applicant’s Exhibits