



18-0003SU

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Shops at Lake Forest), Located Approximately 300 Feet West of Lake Forest Drive and on the South Side of Collin McKinney Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

MEETING DATE: July 17, 2018

DEPARTMENT: Planning

CONTACT: Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the specific use permit.

APPLICATION SUBMITTAL DATE: March 23, 2018 (Original Application)
April 10, 2018 (Revised Submittal)
April 20, 2018 (Revised Submittal)
April 25, 2018 (Revised Submittal)
May 1, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a specific use permit (SUP) to allow for a restaurant with drive-through window (Shops at Lake Forest) on the subject property. The applicant is proposing to construct a 14,940 square-foot building, of which 9,940 square feet shall be retail uses, and the remaining 5,000 square feet will be for restaurant uses, including a drive-through window on the east side of the proposed building.

The governing zoning district ("C1" - Neighborhood Commercial District) requires that a specific use permit be granted in order for a restaurant with drive-through window be operated on the subject property. As part of the specific use permit request, the

applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2008-07-070 (Multi-Family Residential and Commercial Uses) and "REC" - Regional Employment Center Overlay District	Bexley Lake Forest Apartment Complex
East	"PD" - Planned Development District Ordinance No. 2006-02-010 (Office, Commercial, and Residential Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2008-07-070 (Multi-Family Residential and Commercial Uses) and "REC" - Regional Employment Center Overlay District	Bexley Lake Forest Apartment Complex

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and is of the professional opinion that the site is appropriate for the proposed restaurant with drive-through window and should remain compatible with existing and future surrounding land uses.

IMPACT ON EXISTING DEVELOPMENT: The property wrapping the west and south sides of the subject property consists of an existing apartment complex, which, when zoned in 2007 included provisions for commercial mixed-use and live work units, should the market allow for it. The properties to the north and east are zoned for similar commercial uses, but currently undeveloped.

Given the frontage along Collin McKinney Parkway near the intersection of Lake Forest Drive and the anticipated commercial uses to the north and east, Staff is of the professional opinion that the proposed restaurant with drive-through window will be compatible with the existing and future adjacent land uses and add more restaurant and retail options to a currently underserved area. As such, Staff recommends approval of the proposed specific use permit.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed retail/restaurant building as well as the associated parking and internal site circulation. The site circulation, screening, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): The Future Land Use Plan (FLUP) designates this area for commercial uses. A restaurant with drive-through window is an allowed use within a commercial district, with approval of an SUP. The proposed use should be compatible with the surrounding land uses, including those called for on the Future Land Use Plan.

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this specific use permit request.

BOARD OR COMMISSION RECOMMENDATION: On May 22, 2018, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific use permit.

SUPPORTING MATERIALS:

[PZ Minutes 05.22.pdf](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Exhibits A-C](#)

[Presentation](#)