

# UDC Amendment

25-0001M

# Background

- City Council Work Sessions in January and March
- Goals of Amendment:
  - Introduce distance requirements for drive-through restaurants
  - Expand scope of Design Exceptions for parking areas

Restaurant, Drive-in or Drive-through

# Existing Criteria

## Speaker boxes

- $\geq 20$  ft. from any residential use or zone.

## Outdoor patios

- Patio areas are limited in size.
- Outdoor performances are restricted to a confined patio area and away from residential uses.

# New Additional Criteria

## Distance Requirement

- Building and speaker boxes must be  $\geq 200$  ft. from any single-family residential use or zone.
  - May be reduced to 150 ft. if separated by a public right-of-way.
  - May be reduced or eliminated via SUP.

# Impact

Zone	C1	C2	C3	I1	I2
Restaurant, drive-in or drive- through	S	C	C	C	C

P – By Right   C – By right, subject to criteria   S – SUP   X – Not permitted

- 15 existing restaurants

The map shows the proposed Dallas Area Rapid Rail (DART) system overlaid on an aerial view of the city. The rail lines are represented by thick black lines, and yellow circular markers indicate the locations of proposed stations. The map includes labels for major highways (FM 1461, FM 543, SH 121, US 75) and various street names (e.g., Independence Pkwy, Custer Rd, Stonebridge Dr, Eldorado Pkwy, McKinney Pkwy, Industrial Blvd, Airport Dr). The proposed rail lines connect major corridors and serve key areas of the city.

# Legal Nonconforming Status

- Allowed to continue use
- Entitlement “runs with the land”
- Only expires upon cessation of use for over 12 months
- Cannot expand use without SUP



# Residential Adjacency for Off-Street Parking

# Current Requirement

- Parking areas for non-residential uses shall be a minimum of 20 feet from an adjacent single family residential use or zone.



# Proposed Amendment

- A Design Exception may be requested to reduce the distance requirement to a minimum of 10 feet
  - Shall be consistent with adjacent developed properties
  - Creates a unified landscaping design

Questions?