



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: January 14, 2025

Reference: PUBLIC HEARING: Consider approval of PD-320-TC, a zoning change request from TC (Town Center) to PD-320-TC (Planned Development 320- Town Center) to allow the operation of a 4,618 square-foot drive-through restaurant located along the east side of Denton Tap Road; North of Town Center Blvd at 240 N. Denton Tap Road on 1.674 acres of property.

2040: Create Business and Innovation Nodes

Introduction:

This is a public hearing to consider approval of PD-320-TC, a zoning change request from TC (Town Center) to PD-320-TC (Planned Development 320- Town Center) to allow the operation of a 4,618 square-foot drive-through restaurant located at 240 N. Denton Tap Road on 1.674 acres of property.

Background:

This request is to allow a 4,618-sf Jason’s Deli restaurant with a drive-through to occupy the lease space at the northern end of the existing building. The restaurant will provide dine-in and carryout services. There is no patio proposed for this location. The applicant has requested the hours of operation to be 10 a.m. to 10 p.m., seven days a week.

This building currently has no restaurants, although it has been home to several smaller restaurants in the past (Taco Del Mar, Carvel Ice Cream, Little Caesar’s Pizza and Healthy Me Marketplace). It is attached to 230 N. Denton Tap which does currently have several restaurants. The site was constructed and parked to accommodate office, retail and restaurant uses. The PD request is two-fold. First, to allow a restaurant with a drive-through at the north end of the building and second, to allow the change in the amount of landscaping provided. The original request in 2003 was approved without the drive-through component to provide all of the required landscaping. The building will remain the same except for the addition of the drive-through area where a drive-through window will be added and dressed in a combination of porcelain tile and faux wood wall cladding.

The biggest change to this site is the removal of a landscape area to allow for a drive-through lane. The drive-through lane is approximately 10-ft wide and 200-ft long. To offset the landscape area deficiency, the applicant is proposing to add additional trees on-site in the islands, along the eastern perimeter and in the drive-through area. In addition, they will be providing some hardscape in the

form of stamped concrete at the entrance and exits of the drive-through area.

Benefit to the Community:

Provides jobs and additional restaurant opportunities.

Legal Review:

N/A

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission recommended APPROVAL of PD-320-TC, subject to the following PD conditions:

1. To allow for a restaurant with a drive-through area as presented.
2. To allow for the landscaping as presented.
3. Hours of operation shall not exceed 10 am to 10 p.m., daily.
4. Any proposed signage shall require a separate submittal and permit.
5. The restaurant must be served by an adequately sized grease trap on-site.

ATTACHMENTS:

1. PZ Staff Report
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Floor Plan