



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: February 11, 2024

Reference: Consider approval of an Ordinance for PD-157R9-C (Planned Development 157-Revision 9-Commercial) to allow the operation of a 1,167-square-foot restaurant located at 817 S MacArthur along the west side of S MacArthur Blvd; south of E Belt Line Road; and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

This agenda item is presented for City Council approval of an Ordinance for case PD-157R9-C, to allow for the operation of a Singa's Pizza restaurant.

Background:

On December 19, 2024, The Planning and Zoning Commission recommended unanimous approval (6-0) subject to the following conditions:

1. Proposed PD to increase allowed restaurant area on Lots 1 & 3, Block A to 10,120 square feet.
2. Proposed PD to utilize an exception to allow 209 parking spaces to accommodate the proposed increase in restaurant uses that would typically require 214 parking spaces.
3. Hours of operation shall not exceed 10 a.m. to 12:00 a.m., daily.
4. Proposed signage shall require a permit.
5. A grease trap be installed that is adequately sized to support the restaurant use.

On January 14, 2025, the City Council (7-0) approved the zoning change request with the same conditions.

Benefit to the Community:

This will add another restaurant option for residents.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

This will generate additional sales tax revenue.

Recommendation:

The Community Development Department recommends approval of the Ordinance and authorizing the Mayor to sign.