



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: January 14, 2024

Reference: PUBLIC HEARING: Consider approval of a zoning change request from PD-157R8-C (Planned Development-157 Revision 8–Commercial) to 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 at the request of MM Valley Ranch, LLC, being represented by Mark Guest, Ebarb + Guest Architecture.

2040: Create Business and Innovation Nodes

Introduction:

This item is presented to consider approval of a zoning change request from PD-157R8-C (Planned Development-157 Revision 8–Commercial) to 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.

Background:

The purpose of this request is to allow a Singa's Pizza restaurant to occupy lease space that was not previously designated as restaurant space. This site abuts residential to the west. Therefore, a Special Use Permit would typically be required, but the current zoning is a Planned Development (PD) to the approval of the restaurant use can be considered through a PD amendment. In addition to allowing for the use, a PD condition is requested to allow for a five-parking space exception to the shared parking provided on Lots 1 & 3, Block A.

A parking analysis plan was provided on the Site Plan. This indicates that 209 parking spaces are existing and 214 are required. All restaurant users require one parking space per 100 square feet. Singa's Pizza is 1,120 square feet so it requires 11.2 parking spaces. Medical office requires one parking space per 175 square feet and retail/service uses require one parking space per 200 square feet. The StunP (U-Haul) business is listed as the Business number 4 in the parking chart. It would typically only require 6 parking spaces for the storefront for the rental of U-Hauls but 18 spaces are shown because 12 were to be used for the storage of U-Haul Trucks in the rear of the building. While reviewing the plans for the Singa's Pizza, staff visited the site and witnessed many more parking spaces being used for the storage of the U-Hauls. In consultation with the property owner, they

assured staff that no more than the 12 designated spaces are to be utilized at any one time for U-Haul Storage. The property owner reminded the tenant to only park trucks/trailers within the designated U-Haul parking spaces that have been painted on the spaces. Because these spaces are in the back of the building away from all other prime parking, this is a special case where staff supports the reservation of parking spaces.

There are no proposed changes to the exterior of either of the buildings other than the addition of attached signage as shown on the building elevations. This is compliant with the sign section of the Zoning Ordinance. The existing PD Conditions related to setbacks, landscape buffers and shared parking/dumpster agreements are being carried forward with the addition of 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.

The proposed hours of operation are daily from 10:00 a.m. to 12:00 a.m. Staff recommends approval, subject to the conditions outlined in the recommendation section.

Benefit to the Community:

This will add another restaurant option for residents.

Legal Review:

N/A

Fiscal Impact:

This will generate additional sales tax revenue.

Recommendation:

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.

Attachments:

1. PZ Staff Report
2. Site Plan
3. Floor Plan & Store Hours
4. Elevations & Sign Plan
5. Applicant's Narrative