



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-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; 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-320-TC, to allow for the operation of a Jason's Deli restaurant with a drive-through.

Background:

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

On January 14, 2025, the City Council (7-0) approved the zoning change request with the same conditions, but modifying #3, to read:

3. Hours of operation shall not exceed 7 a.m. to 10 p.m. daily.

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.