



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 12, 2025

Reference: Public Hearing: Consider approval of PD-198-SF-7, for Lot 23A, to remove the Commercial District Zoning and Special Use Permit from the rear portion of the lot to remove property previously used as parking for the Dickey's Barbeque Restaurant on 0.35 acres of land located at 804 Bullock Drive, at the request of the property owner, Mohammed Jafer Haneef.

2040: Enhance the Unique "Community Oasis: Experience"

Introduction:

This request is presented to the Council for consideration to restore the single-family zoning on a lot that currently has commercial and residential zoning. This will allow the property owner to construct a new home on the property.

Background:

This property consists of Lot 23A within the North Lake Estates Subdivision, platted in 1961. The entire subdivision was commercially zoned until 2002, when some of the homes were rezoned to SF-7 within a Planned Development (PD-198-SF-7) with conditions. In 1999, Dickey's Barbeque Restaurant was approved to allow a 4,000-sf restaurant on Denton Tap, adjacent to the subject property. At that time both properties, the residence and the lot the Dickey's restaurant is on, were owned by the same entity. In 2000, a SUP was approved to add additional parking along the backside of 804 Bullock Dr. since both properties were owned by the same entity. The property at 804 Bullock previously had a house on it that subsequently was destroyed by a fire and has been vacant ever since. The residence was sold to the current owner in 2023, and the Dickey's lot changed hands in 2021. Mr. Haneef, the current property owner of 804 Bullock Dr. would like to construct a house on the property for his family to live in. This request is to make the entire lot zoned single-family, whereas it currently has commercial zoning on the rear portion of the lot.

Benefit to the Community:

Provides a new home to the neighborhood and community.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

This will generate additional property tax revenue.

Recommendation:

The Planning and Zoning Commission (5-0) recommended APPROVAL of the request, subject to the following conditions:

1. There may be additional comments during the Detail Building review.
2. PD Conditions:
 - a. Approve the wood fence in lieu of a brick wall adjacent to the Commercially zoned property.
 - b. Require the existing paved parking lot be demolished prior to a building permit being issued.