



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** May 9, 2017

**Reference:** Consider approval of an Ordinance for S-1261-C, Wing Stop, a zoning change request from C (Commercial) to S-1261-C (Special Use Permit-1261-Commercial), to allow a 1,500-square-foot restaurant with approximately 32 seats and pick-up service located at 150 South Denton Tap Road, Suite 105.

**2030: Business Prosperity**

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### Executive Summary:

This request is to allow a Wing Stop restaurant to occupy 1,500 square foot lease space that is currently being occupied with a service (fitness) use. Given that this lease space has never been used for food service use and it has residential adjacency, a Special Use Permit is required.

### Introduction:

Wing Stop is a chain restaurant where the sole focus is on chicken wings. The proposed hours of operation are Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m. The floor plan indicates seating for 32, however, 77% of their business is take out. This retail center was granted a parking special exception in 2014 based on the mix of uses and demonstrated parking needs. The applicant conducted an on-site parking availability study at the peak time (lunch hours) on a Wednesday and a Friday, and has determined that there is sufficient parking to accommodate this restaurant, especially at the southern end of the center, which is where Wing Stop is proposing to be located.

### Analysis:

On April 11, 2017, the City Council unanimously approved of S-1261-C, Wing Stop, subject to conditions as recommended by the Planning and Zoning Commission.

On March 23, 2017, the Planning and Zoning Commission unanimously recommended approval of S-1261-C, Wing Stop, subject to:

1. The hours of operation shall not exceed Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m.
2. An external grease trap will be required, a minimum of 1,000 gallons.
3. There will be additional comments at the time of Building Permit.

### Legal Review:

This item did not require city attorney review

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Ordinance
2. Exhibit "A" – Legal Description
3. Exhibit "B" - Site Plan
4. Exhibit "C" - Floor Plan
5. Exhibit "D" - Sign Plan (4 pages)