



Legislation Text

File #: 24-6105, Version: 1

Public Hearing on a Specific Use Permit for a Quick Service Restaurant with a Drive-Through Service on approximately 1.821 acres being Lot 2, Block 1, Lightbridge Addition, Tarrant Co., TX, located approximately at the Northeast Corner of N US 287 and E Debbie Ln.; First Hartford Realty Corp, Owner/Developer; Bohler Engineering, Engineer/Surveyor (SUP#24-002)

To consider the requested Specific Use Permit (“SUP”)

There are elements to this request for a SUP for a Quick Service Restaurant with Drive-Through Service that are consistent with community expectations for development and growth --- including site design and architecture. There are other elements to the SUP request that are not entirely consistent with community expectations and have the potential to adversely influence infill and even redevelopment within the area and ensure alignment with the Mansfield 2040 Plan. The provisions in Section 155.080 of the Mansfield Zoning Ordinance entitled “Specific Use Permit” states that “[a] specific use permit shall be issued only if all of the following conditions have been [met]”. The SUP request, as presented, does not entirely meet the intent of Condition No. 1, Condition No. 2, and Condition No. 4 (see below for all conditions). The Department of Planning and Development Services recommends that, while elevated considerations for site design and architecture have been provided collaboratively, the request for an SUP for a Quick Service Restaurant with Drive-Through Service be denied because all conditions for approval have not been fully met.

Existing Use: Vacant

Existing Zoning: C-2, Commercial Business District
FR, Freeway Overlay District

Mansfield 2040 Land Use Designation: Retail & Office

Surrounding Land Use & Zoning:

North - Vacant, C-2, Community Business District
South - RaceTrac, C-2, Community Business District
East - Vacant, C-2, Community Business District
West - North U.S. Highway 287, Frontage Road

Thoroughfare Plan Specification:

East Debbie Lane - 6-lane divided arterial street.
North U.S. Highway 287 - Freeway

History:

The property under consideration for an SUP was also included in zoning change request from C-2, Community Business District to PD, Planned Development District for approximately 2.08 acres (i.e., Zoning Case No. 23-002, Golden Acres). The Planning and Zoning Commission conducted a public hearing on the zoning change request for Zoning Case No. 23-002, Golden Acres, and voted 5 to 0 (with two absences) to recommend denial of the request. The application for the zoning change

request was withdrawn by the applicant on April 10, 2023, prior to the City Council conducting a public hearing. The PD, Planned Development District --- as proposed --- provided standards for the design and the construction of two (2) quick-service restaurants.

The applicant is requesting an SUP for a Quick-Service Restaurant with Drive-Through Service. The property is currently vacant, and is zoned as C-2, Community Business District. Additionally, the first 300 feet of the property are also located within the FR, Freeway Overlay District. Within the C-2, Community Business District, some land uses require an SUP. The purpose of an SUP is to “provide for uses that require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties.” One of the land uses requiring an SUP within the C-2, Community Business District is a Quick-Service Restaurant with Drive-Through Service which is analogous to an “Eating Establishment with Drive-Through Service” as depicted on the Permitted Use Table in Section 155.054 of the Mansfield Zoning Ordinance.

Although the site is designed to visually screen the drive-through facility from U.S. Highway 287 and the height of the building and its design have been increased and elevated respectively in a substantial departure from other prototypes.

The incorporation of a drive-through facility --- however --- does encourage land uses and development patterns that favor motorists over pedestrians as opposed to balancing motorist and pedestrian needs at a minimum or, as preferred, favoring pedestrian over motorist needs and limits opportunities for creativity and innovation in site design.

Mansfield 2040 Plan

Land Use Designation(s)

The land use designation for this property is designated as Retail & Office.

Analysis

The applicant is proposing a Quick-Service Restaurant with Drive-Through Service (i.e., Bojangles) on the property.

The subject property contains approximately 1.821 acres of land generally located near the northeast corner of the North U.S. Highway 287 and East Debbie Lane Interchange. The property is currently vacant; there is a gas station with a convenience goods store located to the south of the proposed development and office and other restaurant uses located further north. Residential uses --- detached single-family dwellings are located to the east.

Site Plan

The site is designed with the wider part of the proposed building facing North U.S. Highway 287 --- to ensure that (i) the drive-through facility is visually screened from the highway and (ii) the vehicular traffic can effectively and efficiently flow on the site. Additionally, the menu / order board and the transaction window are located away from North U.S. Highway 287.

There are a total of 44 parking spaces provided; and there may be additional opportunities to reduce the total amount of parking spaces in order to allow for a site design that could introduce additional

buildings and / or civic space and deliver a development proposal that differs from existing development patterns in the area and delivers a pattern that is in greater alignment with the Mansfield 2040 Plan vision and goals. Additionally, a patio seating area (i.e., the passive space required pursuant to the provisions in Section 155.092 (L) of the Mansfield Zoning Ordinance) is provided on the northern side of the restaurant, and is enclosed with a stone wall that matches the proposed exterior finish materials of the building.

The Site Plan is shown on Exhibit "B".

Building Elevations

Building elevations for the proposed structure are provided in Exhibit "C". The proposed building design features articulations with metal awnings and canopies on all sides to provide visual relief; and, additionally, the architectural design of the space is intended to create the visual impression of a two-story building, although the building is proposed to be single-story. The restaurant will be constructed primarily of brick and stone, with tower features at each end to provide for visual and architectural relief. Clear non-reflective or mirrored glass will wrap around three sides of the building. All parapets will be a minimum of one (1) foot above the top of all HVAC and mechanical units to aid in visual screening.

The Building Elevations are shown on Exhibit "C".

Landscape Plan

A 20-foot-wide landscape buffer has been provided along the entire western lot adjacent to North U.S. Highway 287. Additionally, a 10-foot-wide landscape buffer are proposed along the north, east, and south boundaries adjacent to the surrounding properties. All surface parking and vehicular use areas --- as proposed --- will be screened with three (3) foot continuous plantings and hedges, as required. To meet the aesthetic and passive space requirements, the project includes outdoor seating areas and benches along with walking paths throughout the site.

The Landscape Plan is shown on Exhibit "D".

Signage

The project is subject to the General Business Sign regulations in Section 155.090 of the Mansfield Zoning Ordinance. These regulations limit signage to one (1) wall sign and one (1) per street frontage. For this project, the sign plan calls for one (1) monument sign; one (1) wall sign on the side of the proposed building facing North U.S. Highway 287. The monument sign is approximately 15 feet tall and 10 feet wide with a two-and-a-half (2.5)-foot solid brick base matching the primary building material. Additionally, the sign plan includes six (6) directional signs in compliance with the Mansfield Zoning Ordinance, at the entry and exit points of the development.

The Sign Plan is shown on Exhibit "E".

Summary

The subject property is located in the C-2, Community Business District which allows for an eating establishment with a drive-through service, subject to the approval of an SUP within the C-2, Community Business District. The plans include an articulated building with an outdoor patio area on the north side --- which reflects a substantial departure from conventional architectural designs. Additionally, the double-lane drive-through facility is designed to adequately handle projected

volumes during peak hours of operation.

While the proposed development exhibits elevated site design and architecture considerations, the provisions in Section 155.080 of the Mansfield Zoning Ordinance entitled “Specific Use Permit” states “[a] specific use permit shall be issued only if all of the following conditions have been found:

- (1) That the specific use permit will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
- (2) That the establishment of the specific use permit will not impede the normal and orderly development and improvement of surrounding vacant property;
- (3) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
- (4) The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- (5) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
- (6) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and
- (7) That there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property.”

The SUP request, as presented, does not entirely meet the intent of Condition No. 1, Condition No. 2, and Condition No. 4.

Plat Review Committee (PRC):

The PRC is comprised of representatives from various departments with permitting jurisdiction over applications for development. The PRC verifies application completeness, compliance with city ordinances, and appropriate application of all design criteria. The PRC expressed concern about the location of the escape lane within the pick-up area, as it may not provide the proper functionality or purpose.

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Attachments

Maps and Supporting Information
Exhibit A - E