



Legislation Details (With Text)

File #: 17-2364 **Version:** 3 **Name:** Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District for Eating Place with Drive-through Service and Retail on Approximately 2.063 Ac

Type: Ordinance **Status:** Passed

File created: 6/28/2017 **In control:** City Council

On agenda: 8/14/2017 **Final action:** 8/14/2017

Title: Ordinance -Third and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District for Eating Place with Drive-through Service and Retail on Approximately 2.063 Acres out of the Jacob Back Survey, Tarrant Co., TX, Generally Located at the Southwest Corner of Holland Road and E Broad Street Plus the Removal of a Specific Use Permit for Eating Place with Drive-through Service at Lot 2, Block 1, Jacob Back Addition Located at 3550 E Broad Street; GP Holland Xing, LLC (ZC#17-004)

Sponsors: Joe Smolinski, Lisa Sudbury

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Maps & Supporting Info., 3. Exhibit A, 4. PD Standards and Regulations-Mansfield-revised-8.4.17

Date	Ver.	Action By	Action	Result
8/14/2017	3	City Council	Approved on Third And Final Reading	Pass
7/24/2017	2	City Council	Approved on Second Reading	Pass
7/10/2017	1	City Council	Approved on First Reading	Pass

Ordinance -Third and Final Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD, Planned Development District for Eating Place with Drive-through Service and Retail on Approximately 2.063 Acres out of the Jacob Back Survey, Tarrant Co., TX, Generally Located at the Southwest Corner of Holland Road and E Broad Street Plus the Removal of a Specific Use Permit for Eating Place with Drive-through Service at Lot 2, Block 1, Jacob Back Addition Located at 3550 E Broad Street; GP Holland Xing, LLC (ZC#17-004)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on June 19, 2017 and voted 6 -0 (Knight absent) to recommend approval as presented with the following recommendations; 1) correct the labeling of the north/south/east/west notations on the elevations; 2) add the year to the date of construction; 3) deviation on the signage to one monument sign and three wall signs, and 4) subject to MISD approval for the acquisition of the property and replacing any trees that are removed from MISD parking lot.

First Reading - July 10, 2017

In 2016, Wendy's presented a plan that was denied by City Council. The applicant is back before you requesting approval of a new layout that turns the building such that it is perpendicular to E Broad Street and added a new restaurant/retail building on the hard corner of E Broad Street and Holland. The applicant agreed to give up one eating place with drive through that was previously approved a couple of lots over and slated for Schlotzky's. As noted in the heading, this action will also remove the SUP for the Schlotzky's.

As no details have been provided for the restaurant/retail building on the east lot, the proposed development standards require that a Detailed Site Plan must be approved by the City Council prior to the issuance of any building permit on that property.

The applicant is requesting deviations to the signage requirements of Section 7100 of the Zoning Ordinance for the Wendy's restaurant. Section 7100 allows the restaurant to have one wall sign and one freestanding (monument) sign. The applicant is requesting one monument sign and three wall signs as shown in Exhibit D.1.

Second Reading - July 24, 2017

No new information was submitted for this case

Lisa Sudbury, Interim Director of Planning
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