



## Legislation Text

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**File #:** 21-4232, **Version:** 1

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Public Hearing - Public Hearing and Consideration of a Request for a Specific Use Permit for an Eating Place with Drive-Through Service on 0.99 acres out of the Samuel West Survey, Abstract No. 1648, Tarrant County, TX, generally located on the west side of FM 157, approximately 900 feet south of Turner Warnell Rd; 400 feet north of Rosebrook Drive; Mazidji Group, engineer; DFL Properties One, LLC, developer; Mansfield Corridor LLC, owner (SUP#21-002)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on August 16, 2021 and voted by 6-0-1 (Commissioner Gilmore absent) to recommend approval.

*Existing Use: Vacant Land*

*Existing Zoning: C-2, Community Business District*

*Surrounding Land Use & Zoning:*

*North - Vacant land, C-2*

*South - Vacant land, C-2*

*East - FM 157; retail and restaurants, C-2*

*West - Residential, SF-8.4/16*

### **Comments and Considerations**

The applicant is proposing a Java Lounge Coffee Shop with a drive-through window. Java Lounge Coffee Shop will offer specialty coffees, beer, wine, gourmet sandwiches, baked goods, and other items. Because of the drive-through window an SUP is required.

### **Site Plan (Exhibit B)**

The site plan includes a 2,501 square foot building and a covered patio with a fireplace. The restaurant will be served by 36 parking spaces and 2 handicap spaces for total parking spaces of 38. This exceeds the parking requirement of 1 parking space per every 75 square feet for eating places with drive-through service as specified in Chapter 155.091 (B) (28) (5) (b) of the Code of Ordinances.

The dumpster enclosure will be constructed of stone with opaque gates to match the building.

There are common access easements provided to the vacant land to the north and south of this lot for future developments.

### **Elevation Plans (Exhibit C)**

The applicant has provided elevations for all facades of the building. The building will be constructed of a combination of stone, stucco, and hardy board that has the appearance of wood. The fascia

board along the top of the structure and over the doors and windows will be constructed of metal and painted to match the building. The north elevation has an outdoor stone fireplace on the patio.

#### Landscape Plans (Exhibit D)

The landscape plan meets the requirements of the Code of Ordinance including a 20 foot buffer yard along FM 157 and landscaping around the building as shown on Exhibit D.1. This property narrows towards the back where a drainage and sewer line easement is located. To screen the property from the residences the applicant will be planting trees in place of the normal screening wall to avoid conflicts with these easements.

#### Signage Plan (Exhibit E)

The applicant is proposing to have one wall sign on the front façade, facing FM 157 and one monument sign. The signs must comply with the commercial sign regulations in Section 155.090(D) (1) of the Code of Ordinances.

#### Summary

This use is appropriate on a commercial corridor such as FM 157. The property has been vacant since the C-2 zoning was established. This project will hopefully encourage other commercial uses to be developed on the adjacent vacant land.

Staff recommends approval.