



## Legislation Text

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**File #:** 22-4993, **Version:** 1

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Public Hearing - Public Hearing and Considerations for a Request for a Specific Use Permit for an Eating Place with Drive-through Service on Approximately 1.567 acres being Lot 1R, in Block 1, of Hunters Pointe Addition, an Addition in Tarrant County Texas Recorded Under Doc. No. D218247118, Located at 1831 E. Broad St; SSB Designs, Inc, Designer, and Flying Squirrel Coffee Company Proposed Tenant (SUP 22-005)

To consider the subject specific use permit request

The Planning & Zoning Commission held a public hearing on October 17, 2022 and voted by 5-0-2 to recommend approval. Staff had recommended approval of the SUP.

*Existing Use:* Vacant tenant space/most recent use pharmacy with drive-through

*Existing Zoning:* PD, Planned Development District for C-2, Community Business District uses

*Surrounding Land Use & Zoning:*

North - PD District for C-2 District uses, with a commercial strip center and day care

South - East Broad Street Right-of-way

East - Vacant Commercial

West - Cannon Drive Right-of-way

### **Synopsis**

The Specific Use Permit (SUP) request is for a use --- an Eating Place with Drive-Through Service --- that may 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. Pursuant to the provisions in Section 155.080 of the Zoning Ordinance, the SUP for an Eating Place with Drive-Through Service is compatible with the surrounding land uses, is consistent with the Land Use Plan, and will adhere to all requirements in the existing PD.

### **Staff Analysis**

The applicant is proposing to lease space for the operation of an Eating Place with Drive-Through Service in an existing two-story retail/office center located at 1831 E. Broad Street. The proposed tenant is a coffee shop with bakery (Flying Squirrel). The use is seeking to occupy a tenant space formerly occupied by a pharmacy with a drive-through. Although the associated drive-through facility has existed at this site, the specific conversion requires the site to obtain an SUP prior to allowance of the use associated with an eating establishment.

### **Site Plan**

The site has adequate parking to accommodate the requested use and there are no anticipated negative impacts to the surrounding properties. The proposed drive-through facility has been modified to correctly place the order board in a location to allow the required stacking from the window to the order board and from the order board to the total provided 10-car stacking. Although some of the stacking occurs along the existing fire lane, the Fire Marshal has provided guidance and approval to encroach no more than one foot into the fire lane.

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