



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: September 21, 2021

SUBJECT: Conduct a public hearing and consider adopting Ordinance No. 3700 for a Specific Use Permit and associated Detailed Site Plan for a restaurant with drive-through service on an approximate 4.84-acre property located at 13005 Josey Lane; and take appropriate action.

Background:

The City of Farmers Branch has received a request from Aaron C. Hawkins, Jones Carter, for a specific use permit (SUP) for a restaurant with drive-through service, on an approximate 4.84-acre property located at 13005 Josey Lane. The subject property was originally developed as a multi-tenant retail shopping center, including a drive-through bank facility (sited along Josey Lane) which has been vacant for quite some time. The applicant is proposing to demolish the existing bank building and construct a new 730 SF drive-through restaurant with associated parking, landscaping and other site improvements on an approximate 0.57-acre area out of the overall 4.84-acre subject property. The subject property is located in Planned Development District No. 8/Local Retail-1 (PD-8/LR-1) zoning district, which requires approval of an SUP for a restaurant with drive-through service.

Subject Property:

Site acreage: 4.8 acres (overall subject property); 0.57-acre redevelopment area

Location: 13005 Josey Lane

Proposed Development:

The subject property currently has a vacant bank building with surface parking and landscaping located near Josey Lane. The applicant is proposing to redevelop a portion the subject property

(0.57 acre out of the overall 4.8 acres) by removing the existing bank building and pavement in order to construct a new 730 SF drive-through restaurant, Salad and Go.

The small building square footage (730 SF) with drive-thru and no dine in option allows faster, efficient service of made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Customers can queue in the drive-thru, order at the menu boards, and pickup at the drive-thru window. They can also park in an available space and walk to the service window to place their order or pickup an order that was placed online. Salad and Go currently does not utilize any delivery services, but may explore delivery options in the future.

The operations of the kitchen include delivery of fresh ingredients every morning outside of business hours. The delivery vehicles are small box trucks and not the usual large freight carriers, thus eliminating any site circulation or access issues. Delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are assembled on site. Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are typically 6 a.m. to 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

The proposed location of the restaurant will be under a ground lease agreement with the property owner and will not be platted as a separate lot. The proposed restaurant will be part of the overall 4.84-acre platted lot that includes an existing multi-tenant shopping center, dental office, and a restaurant (Pollo Campero). Staff has reviewed the overall site plan provided by the applicant to ensure zoning compliance for the remainder of the subject property. The overall subject property complies with the parking and landscaping requirements of the Comprehensive Zoning Ordinance. The proposed restaurant is increasing the total landscaping area for the lot.

Adjacent Zoning Districts and Land Uses*:

Direction	Zoning District	Land Use
North	Planned Development-8 (PD-8)/Local Retail-1 (LR-1)	Dental office
South	Planned Development-8 (PD-8)/Local Retail-1 (LR-1)	Restaurant with drive-through service
East	Planned Development-7 (PD-7)/Local Retail-1 (LR-1) and Planned Development-29 (PD-29)	Restaurant with drive-through service, gasoline service station, retail (across Josey Lane)
West	Planned Development-8 (PD-8)/Local Retail-1 (LR-1)	Multi-tenant shopping center

*from the 0.57-acre redevelopment area

Access:

The site is accessible from Josey Lane through two existing driveways.

Parking:

Required Parking Ratio per CZO	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none">• Restaurant: 1 space/400 SF	2	7 (in addition to 22 queuing spaces in drive-through lane)	Surface	Yes

Landscaping:

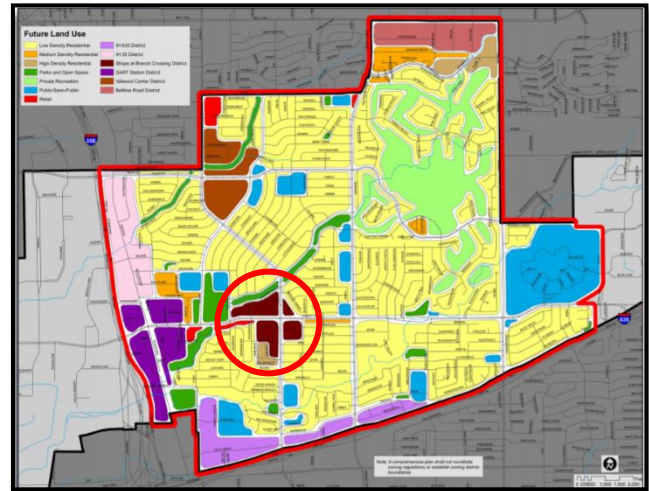
% Required per CZO	% Provided	Location Provided	Complies
Not less than 5% of the entire lot area shall be landscaped.	29.6%	<ul style="list-style-type: none">• Landscaping is provided throughout the site.• Seven existing Live Oak and Cypress trees will be preserved.• Three existing trees are proposed for removal.• Six Cedar Elm and two Shumard Oak trees are proposed.• Solid row of shrubs is proposed along Josey Lane in addition to existing shade trees to provide additional screening for vehicular under carriage and the drive-through lane.	Yes

Signage:

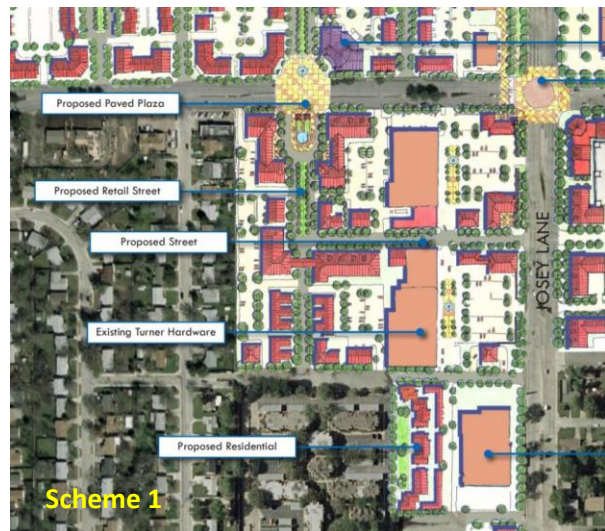
There is an existing multi-tenant pylon sign near the northeast corner of the property at the intersection of Josey Lane and Valley View Lane. The applicant has proposed two wall signs on the building. Signage shall be subject to review and approval in accordance with the city's Sign Ordinance.

Comprehensive Plan Recommendation:

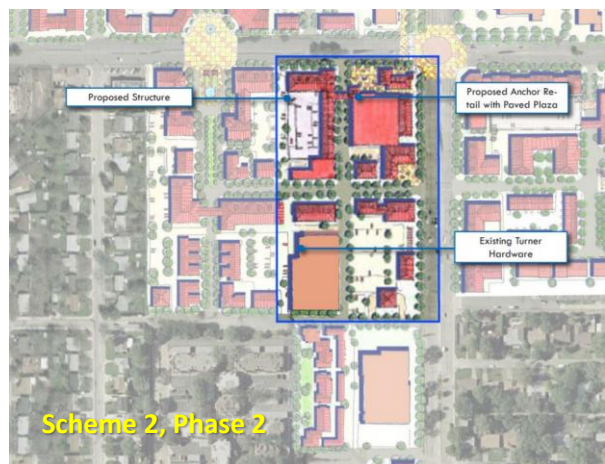
The Central Area Plan designates this area as the Shops at Branch Crossing District and recommends that development within this district should continue to be guided by the Four Corners Vision Plan. The Four Corners Vision Plan recommends that future development within this district is anticipated to contain a mixture of existing retail uses, combined with new retail uses, civic space and residential uses, all with a focus towards urban form development and enhanced public realm areas longer term.



As it specifically relates to the southwest quadrant of Josey Lane/Valley View Lane, the Plan anticipates a phased redevelopment approach recognizing that the existing multi-tenant shopping center on the subject property will initially continue to remain with supportive retail/commercial uses along Josey Lane, while the area farther to the west redevelops (Scheme 1). Then longer term, the Plan envisions redevelopment of the existing multi-tenant shopping center and other buildings along Josey Lane as future retail uses including an anchor retail store, paved plaza areas, and tree lined streets (Scheme 2, Phase 2).



Given this anticipated phased redevelopment approach, the proposed restaurant with drive-through service is consistent with the existing multi-tenant shopping center and other restaurants with drive-through service within the area (i.e. Scheme 1). Furthermore, if and when the existing multi-tenant shopping center redevelops, the proposed restaurant is not anticipated to preclude future redevelopment as long as the overall subject property remains under common ownership. Therefore, the proposed restaurant use is consistent with the Central Area Plan future land use recommendations and the Four Corners Vision Plan.



Public Response:

On July 30, 2021, 184 zoning notification letters were mailed to the surrounding property owners in addition to both Carrollton-Farmers Branch and Dallas Independent School Districts. One zoning notification sign was also placed on the site on the same day. Additionally, the required public hearing notice was published in the Dallas Morning News on September 3, 2021. Staff have received three written responses regarding this SUP request on August 9, 2021. Two responses were in favor of the request and one in opposition. The response in opposition to this SUP request, mentioned, traffic, noise, and trash in their comments.

Recommendation:

On August 9, 2021 the Planning and Zoning Commission considered this request and unanimously recommended approval of the Specific Use Permit, as presented in Ordinance No. 3700.

Possible Council Action:

1. Motion to adopt Ordinance No. 3700.
2. Motion to adopt Ordinance No. 3700 with the following modifications...
3. Motion to deny Ordinance No. 3700.
4. Motion to continue discussion at the next meeting.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
02/24/1969 Ordinance No. 769	NA	Established Planned Development District No. 8 (PD-8) zoning district, permitting Local Retail District-1 (LR-1) uses.