



## Legislation Text

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File #: ORD-3700, Version: 1

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**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.

### 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.

### ACTIONS:

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.

### ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Ordinance No. 3700
5. Landscape Plan (Color) (for informational purposes only)
6. Building Elevations (Color) (for informational purposes only)
6. Site Photographs
8. August 9, 2021 Planning and Zoning Commission Meeting Minutes (excerpt - items A.3 and D.1)
9. Staff Presentation (Draft)