

Item H-7

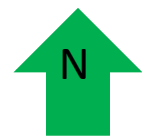
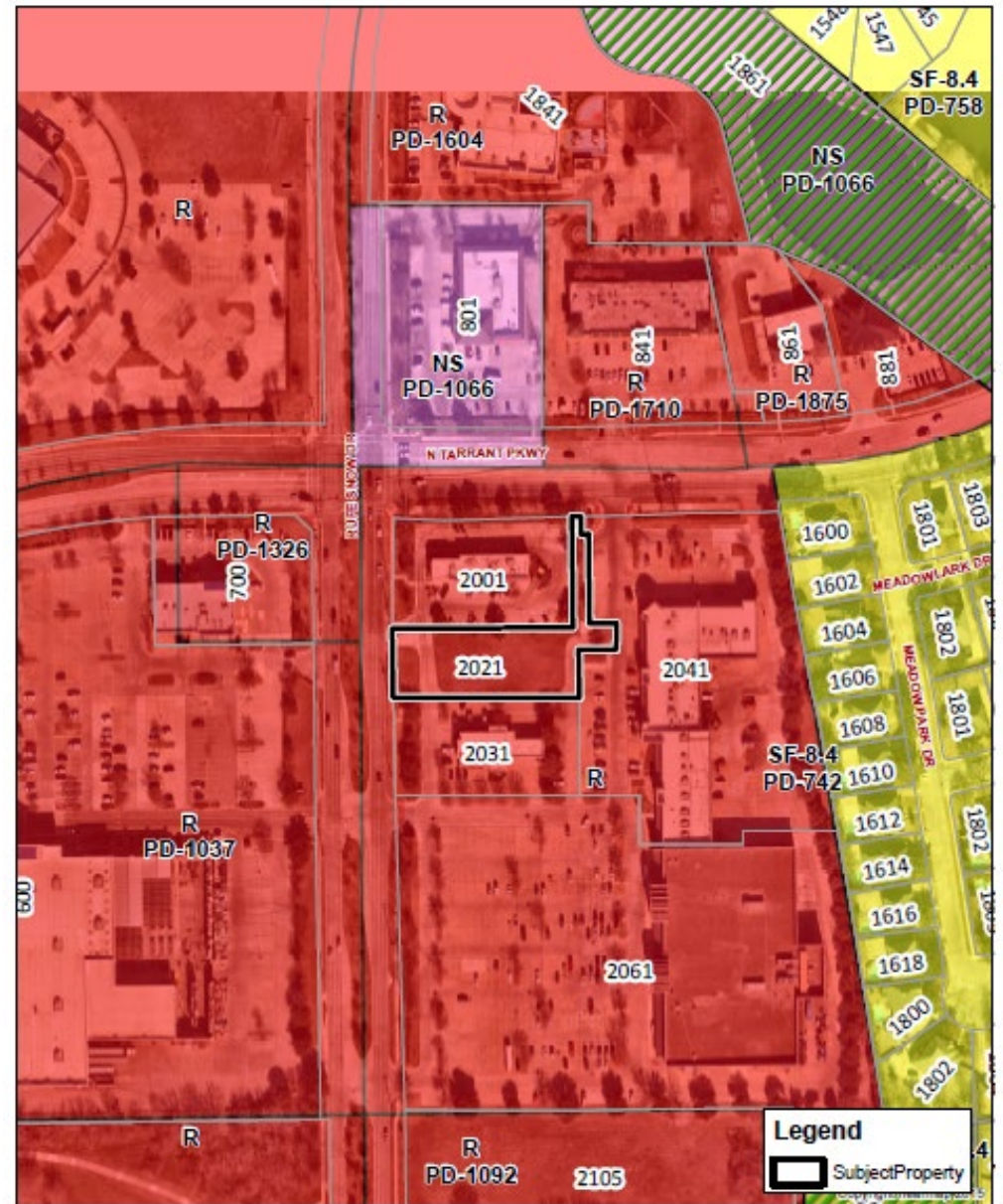
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow a drive-thru in an approximately 665 square-foot building for SWIG, a proposed quick-service restaurant on the east side of Rufe Snow Drive situated approximately 240 feet southeast of the North Tarrant Parkway and Rufe Snow Drive intersection, on approximately .758 acre, legally described as Lot 4R1, Block A, Keller Place Addition, zoned Retail (R), and addressed 2021 Rufe Snow Drive. Whitestone Keller Place LLC, Owner, Kofi Addo on behalf of Savory Development, Applicant. (SUP-23-0005)

Item H-7

Aerial Map



Zoning Map



Zoned:
Retail

Item H-7

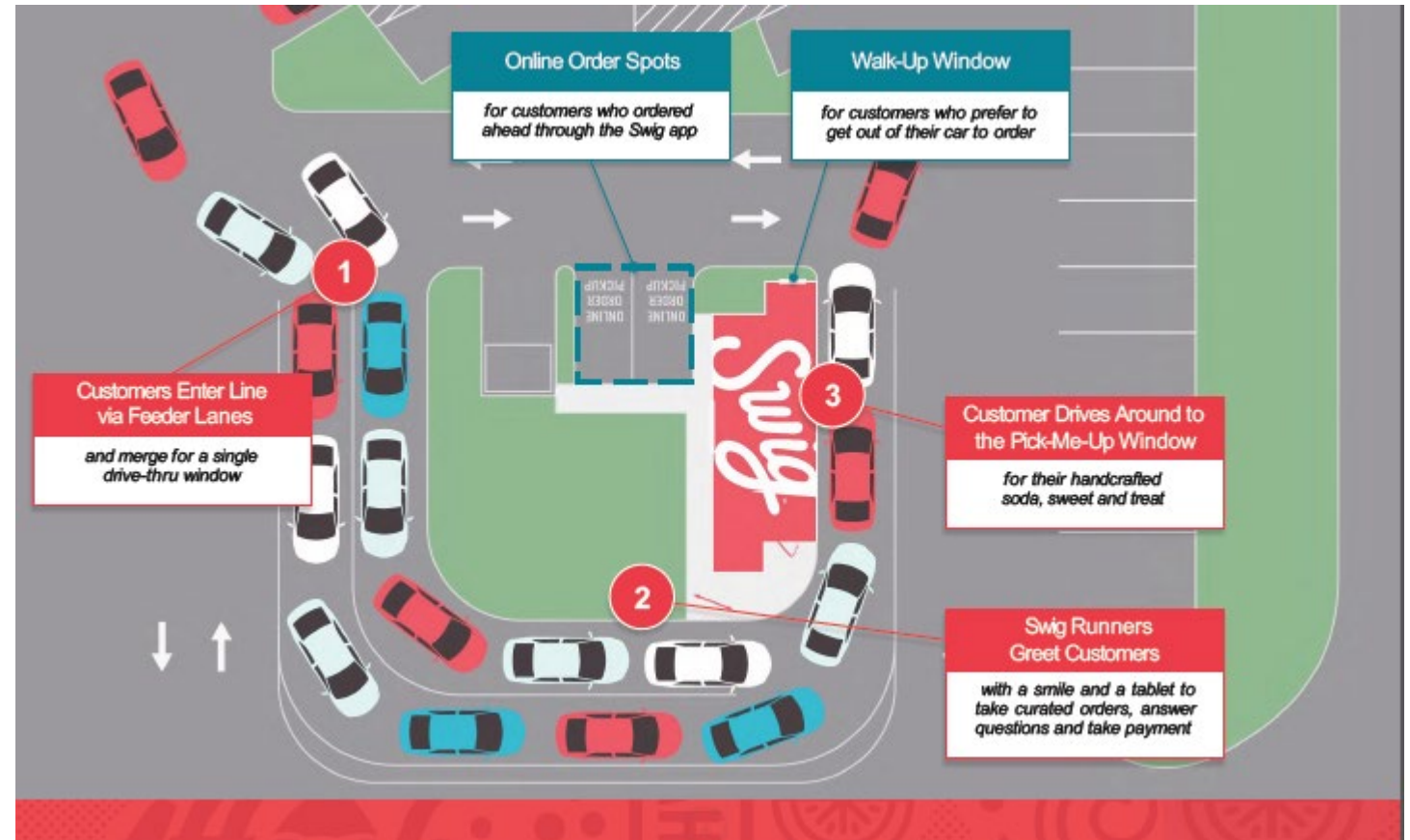
Background:

- The Applicant, SWIG, requests a Specific Use Permit (SUP) to open a quick-service restaurant with a drive-thru at 2021 Rufe Snow Drive. SWIG is a Utah-based company that serves sodas and other non-alcoholic beverages and snacks.
- An SUP is required to operate a drive-thru in the Retail Zoning District.

Item H-7

Site Design:

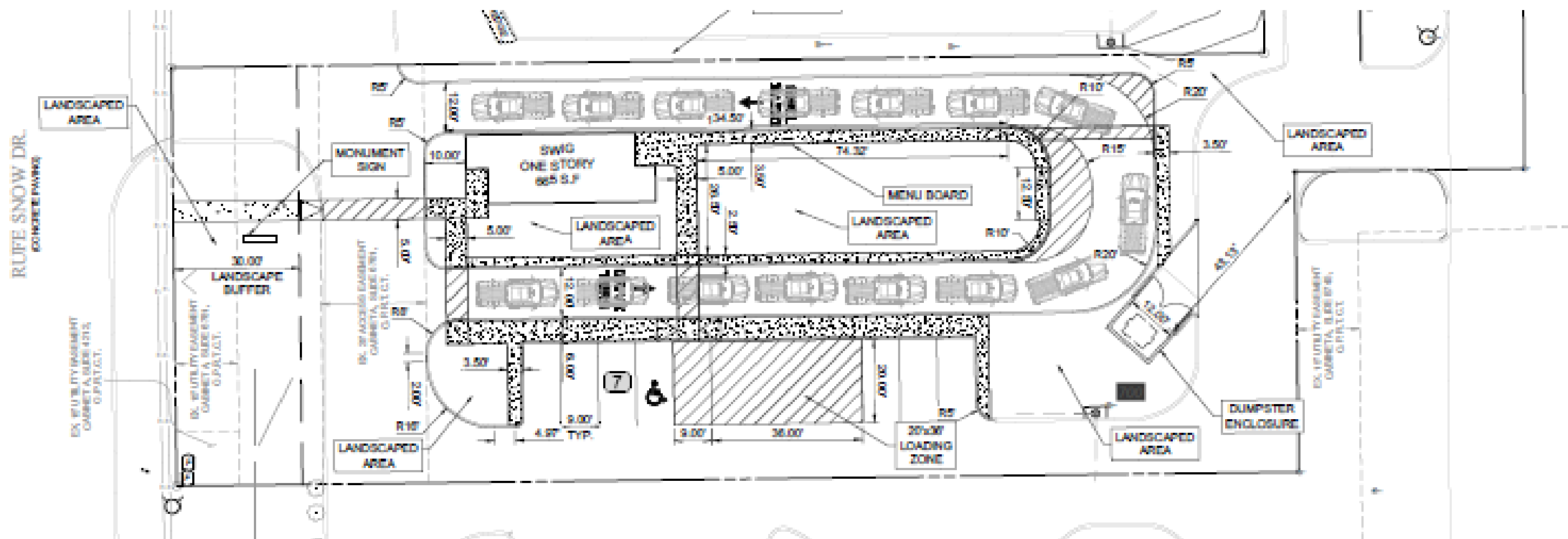
SWIG offers only drive-thru service and no indoor or outdoor seating. Restaurant staff walk up to vehicles to take orders in the drive-thru lane, so no speaker box is proposed for the menu board.



Item H-7

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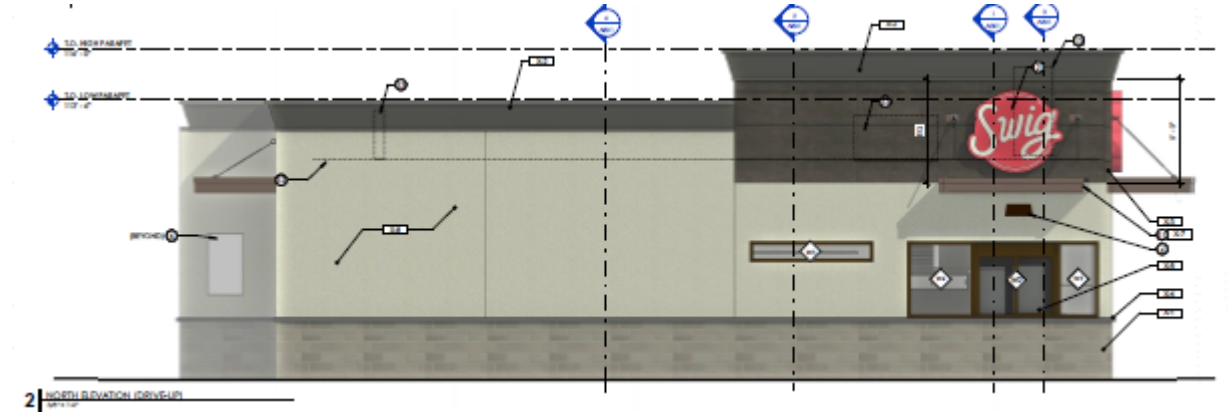
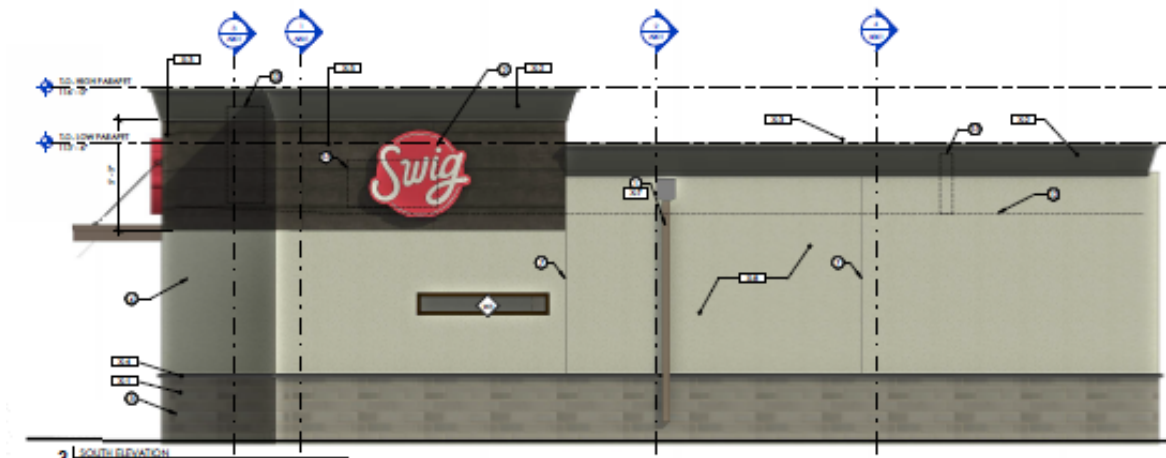
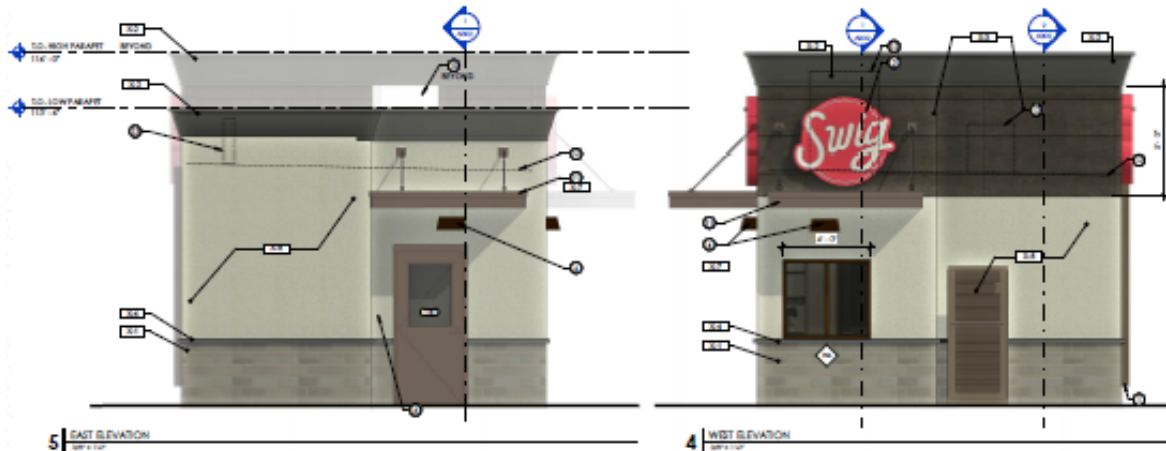
- The Applicant's concept plan includes a 665-square-foot, one-story building with six regular parking spaces and one accessible space.
- The Applicant will be required to meet all Unified Development Code design guidelines, including landscaping, which will be reviewed through the Site Plan process.



Item H-7

Elevations:

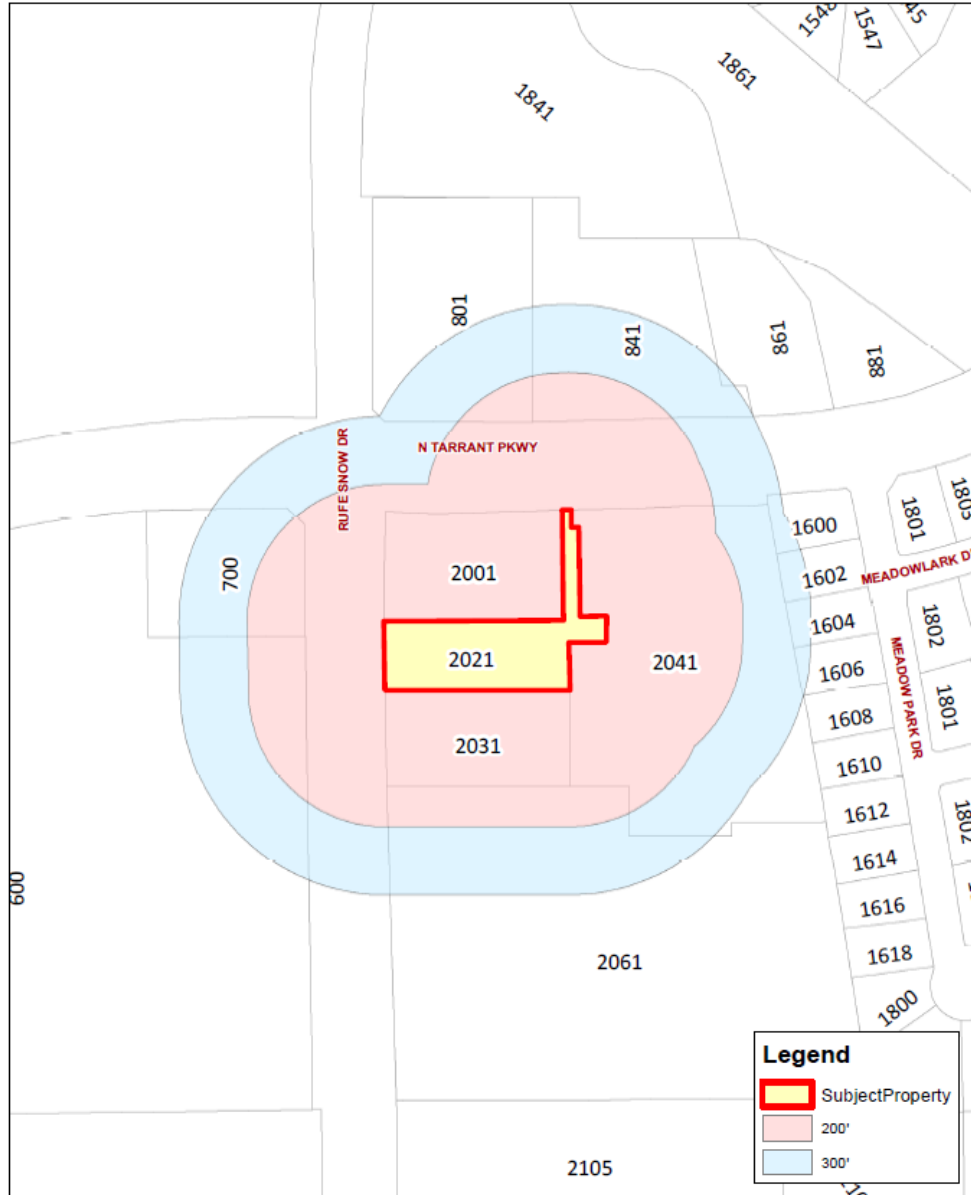
The Applicant proposes a combination of stucco and gray brick for the restaurant exterior, with fiber cement panels wrapping a portion of the south, west and north elevations.



Hours of Operation:

Monday - Thursday: 7 a.m. - 9:30 p.m.
Friday: 7 a.m. - 10:30 p.m.
Saturday: 8 a.m. - 10:30 p.m.
Sunday: Closed

Item H-7



- On March 2, 2023, the City mailed 15 Letters of Notification for this Public Hearing to all property owners within 300' of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has received no written response from the public on this SUP request. At the Planning and Zoning Commission public hearing on this item, one resident, a fan of SWIG, spoke in favor of the proposed SUP.

Item H-7

Planning and Zoning Commission Recommendation:

On March 14, 2023, the Planning and Zoning Commission unanimously recommended approval of the SUP request as presented.

The Commission expressed some concern over the proposed traffic pattern and encouraged the Applicant to work with staff during the site plan process on other possible solutions for routing vehicles from Rufe Snow Drive and North Tarrant Parkway in and out of the drive-thru.

Item H-7

Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Item H-7

SUP Request:

- To operate a drive-thru restaurant in the Retail Zoning District.

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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817-743-4130