

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: March 4, 2025

SUBJECT: **Consideration of an Alternative Standard Related to Architectural Standards of the IH-35E Corridor Overlay District; on a 1.056-Acre Tract of Land out of the J. Sutton Survey, Abstract Number 1155 and the E. Pickett Survey, Abstract Number 1014; Located on the North Corner of the IH-35E Frontage Road and Fox Avenue Intersection, as Requested by Emily Zoellner, P.E. of Manhard Consulting, on Behalf of Runtime Centers 1 LLC, the Property Owner. (Case No. 24-09-14-AltStd)**

BACKGROUND:

Runtime Centers is a business that specializes in quick-serve restaurants with a focus on food delivery. On February 18, 2025 the Planning and Zoning Commission recommended approval (4-1) of five alternative standards for this proposed business. The applicant has since updated the elevations of the proposed building. The new elevations are now being brought forward to the Commission as this building does not match what was previously presented.

ANALYSIS:

To proceed with the permitting process, the property must comply with all standards specified by the UDC. The Planning and Zoning Commission may make a recommendation to the City Council on this request.

Requested Alternative Standard:

- a) To reduce the glass building material requirement along the IH-35E frontage road from 40% to 0%, a 100% reduction.

Section VI.8.1.c.3.a.2) Building Articulation and Facades requires that building facades along IH-35E frontage road or an arterial street shall have a minimum of 40 percent of the ground floor facade comprised of windows and doors. The elevation facing the IH-35E frontage road is kitchen space and cannot be comprised of windows. They are meeting all other architectural standards. Staff has no objection to this request.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the alternative standard as set forth in the caption above.