



Zoning Committee

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<b>REQUEST</b>	Current Zoning: O-15(CD) (office, conditional) Proposed Zoning: B-2(CD) (general business, conditional) with five-year vested rights
<b>LOCATION</b>	Approximately 2.033 acres located on the south side of West W.T. Harris Boulevard, west of N. Tryon Street.  (Council District 4 - Phipps)
<b>PETITIONER</b>	Chick-fil-A, Inc.

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *University City Area Plan*, and in general conformance with the Community Design principles in the plan, based on the information from the staff analysis and the public hearing and because:

- The area plan recommends office, civic/institutional, retail, and hotel uses.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This site is within the Corridor Services Area South, per area plan, and is considered appropriate for retail uses, including those with drive through facilities so long as they are designed to facilitate a comfortable pedestrian environment; and
- Proposed building is oriented toward University Executive Park Drive, with a combination of windows and operable doors on facades fronting streets in accordance with the plan recommendations; and
- Drive through facilities are located and marked so as to provide minimal conflict with pedestrians.

Motion/Second: McClung / Ham  
Yeas: Fryday, Ham, McClung, McMillan, Samuel, and Watkins  
Nays: None  
Absent: Gussman  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff noted that CATS rescinded their request for a bus pad on WT Harris and that all outstanding issues have been addressed.

A Committee member asked for information on the pedestrian crossing. CDOT staff explained that the petitioner is going to contribute \$60,000 toward the improvements and the City will install the improvements.

A Commissioner if a traffic study was done for this petition. Staff responded that a traffic study was not required but CDOT looked at the intersection of WT Harris Boulevard and Executive Center Park Drive as it is on the high congested list. They also looked at the cueing within the site which will not create an accumulation on Executive Center Drive.

A discussion ensued regarding the use of the business and if the tenant can be considered in the rezoning recommendation. Staff responded it could be considered in terms of design of the site and impacts on streets. It was noted that the petitioner has not committed to a specific brand and one could have a lot of traffic and one might not. The land use question is for the approval of a restaurant.

There was no further discussion of this petition.

**PLANNER**

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