

## Planning & Zoning Commission Staff Report

**Meeting Date:** March 4<sup>th</sup>, 2026

**Location:** 10706 Sunset Hills Plaza

**Applicant:** Micah Dowdy

**Description:** **Chick-fil-A (Micah Dowdy) Planned Development Permit** - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

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### PROPOSAL SUMMARY

Micah Dowdy, representing Chick-fil-A is seeking approval to expand the drive-thru at an existing restaurant at the west and south sides of the building and add an awning on the south side of the building. The applicant must obtain the necessary zoning entitlements, including a Conditional Use Permit (CUP) for the proposed use and a Planned Development Permit (PDP) for development approval to proceed with the project. **The request, designated as P-09-25, seeks approval for a Planned Development Permit at 10706 Sunset Hills Plaza and is detailed in this report.** Below is an image (Figure 1) of the subject site.



Figure 1: Subject Site

**HISTORY OF SUBJECT SITE**

In 2012 a Conditional Use Permit and an Amended Development Plan were approved for the operation of a Chick-fil-A restaurant. This development was located in an existing commercial site in which one business was demolished, and two separate lots were formed. The Chick-fil-A restaurant is currently located on the southern lot. Below are images from 2012 (pre-construction) and 2014 (post development).

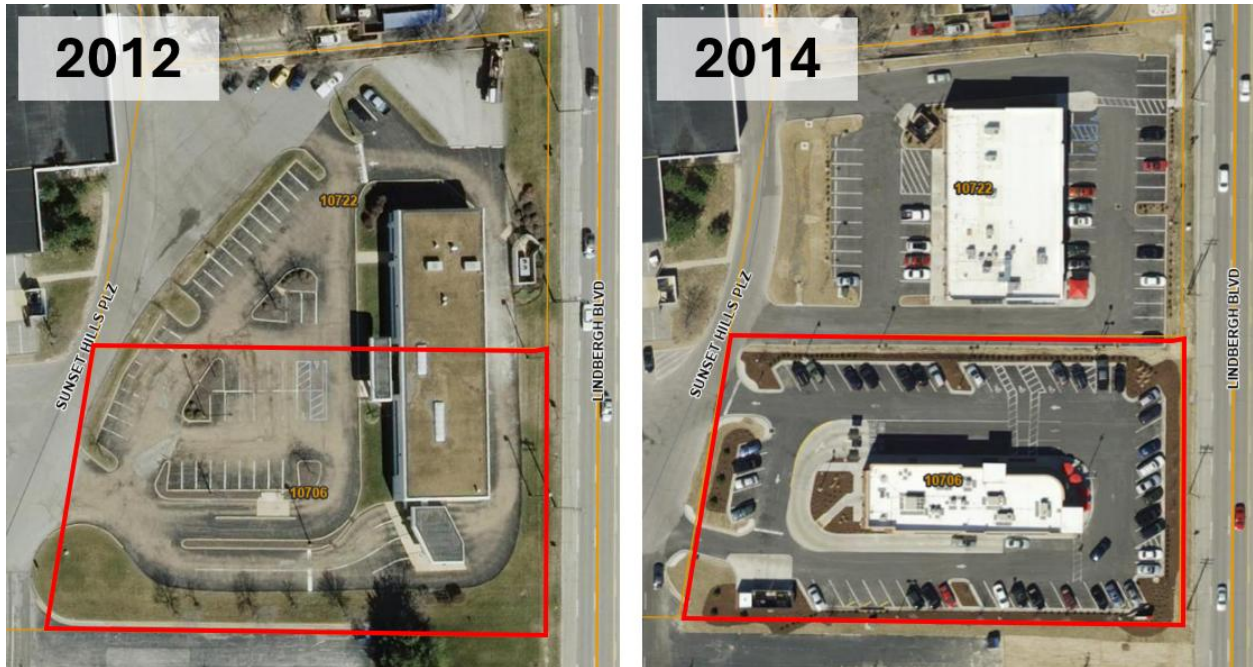


Figure 2: Historical Imagery

## COMPREHENSIVE PLAN

The Land Use Plan is a key element of the City of Sunset Hills' Comprehensive Plan, serving as a visual guide for the city's long-term development. Represented as a two-dimensional map, the plan uses color-coded designations to indicate preferred land uses across the city. The subject site is designated commercial as depicted in Figure 3.

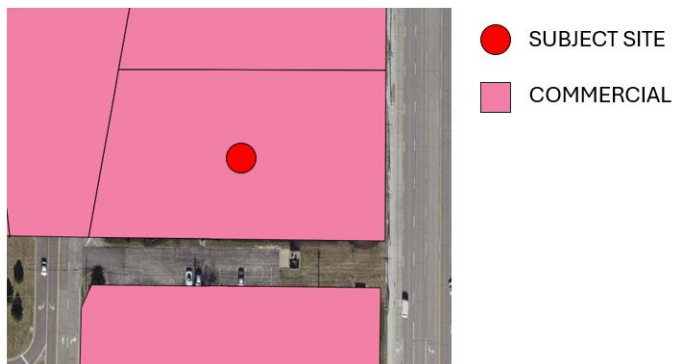


Figure 3: Land Use Plan

The subject site is bordered by areas designated commercial to the north, south and west, with Lindbergh Blvd. to the east. This request seeks approval of a Planned Development Permit to allow the existing commercial use to expand the drive-thru and continue operating as a commercial business and thus consistent with the City's Land Use Plan.

## ZONING DISTRICT

The subject site is currently zoned "PD-BC" Planned Development Business Commercial. Below is an image (Figure 4) of the City's zoning map for the subject site and surrounding properties.

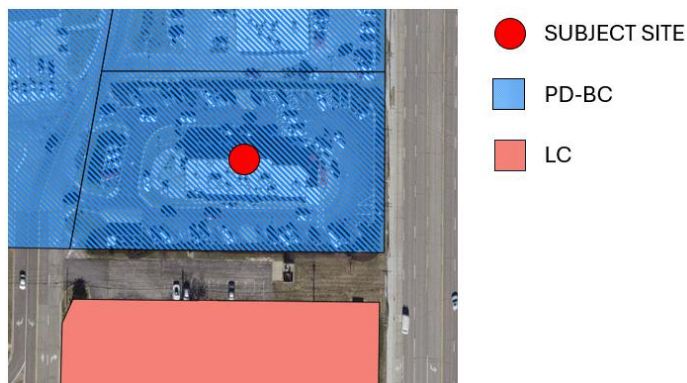


Figure 4: Zoning Map

The subject site is bordered to the north and west by PD-BC. The subject site is bordered by LC - Local Commercial District to the south. It should be noted that there is a companion request designated as P-02-26 requesting the subject property to rezone into the LC District.

Fairly similar to the Land Use Plan all surrounding properties are commercial zoned. The Chick-fil-A business is operating under the drive-through restaurant use which is conditionally permitted in the LC District. It should be noted that there is a companion request designated as P-01-26 requesting a conditional use permit to continue to operate the drive-through use within the LC District.

### **PLANNED DEVELOPMENT PERMIT**

Section 7 of the City's UDO regulates new commercial, office, and or industrial planned development. This section has a robust set of pre-application and application requirements.

Before an application for a Planned Development may be submitted the following must be completed:

- **Conference** – The applicant shall meet with the City Administrator, Aldermen from the Ward and City staff. The purpose of the conference is to help the applicant understand the City Plans, including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City. The applicant completed this conference on August 14<sup>th</sup>, 2025.
- **Board of Alderman** – Once the pre-filing conference occurs the applicant is required to introduce the project to the Board of Alderman during a public meeting with a brief narrative and concept plan. The Concept Plan and presentation occurred on September 9<sup>th</sup>, 2025. The proposed Site Plan substantially conforms to the Concept Plan depicted at the Board of Alderman meeting.
- **Neighborhood Meeting** – The applicant, prior to submitting a formal application for a planned development is required to schedule a neighborhood meeting. That applicant shall send written notice via first class mail to owners and residents within 500 feet of the property line and send 15 days before the meeting. The applicant provided the neighborhood meeting on October 27<sup>th</sup>, 2025, in which it was documented no neighbors attended, but two e-mails were provided.

Once the pre-application items are completed the applicant must submit the following as part of the application:

- Executed application from the City's website.
- The names and addresses of all people who have an ownership or beneficial interest.
- A statement from the owner approving the application.
- A survey of, and legal description.
- A narrative describing the proposed planned development's overall character, uses, operations, intent, and impact.
- A zoning analysis and narrative identifying conformity with zoning standards, any site development allowances being requested, and the rationale for why each requested site development allowance is necessary and desirable.
- A statement indicating compliance of the proposed planned development with relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans

and planning policies of the City; and evidence of the proposed project's compliance in specific detail with each of the "Standards for Review" for planned developments.

- A scaled site plan of the proposed planned development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
- Schematic drawings illustrating the design and character of the building elevations,
- Landscape plan
- Lighting Plan
- The substance of covenants, easements, and other restrictions existing and any to be imposed
- A schedule of development
- All applicants shall be required to submit a professional traffic study performed by a firm chosen by the City showing the proposed traffic circulation pattern within and in the vicinity of the area of the planned development, including the location and description of public improvements to be installed, any streets and access easements, and any impact on current conditions. The traffic study shall be reviewed to determine the effect of the proposed development on traffic, parking, and vehicular and pedestrian safety within and in the vicinity of the planned development. Conditions may be imposed based on the results of the traffic study.
- A professional economic analysis acceptable to the City, including the following:
  - The financial capability of the applicant to complete the proposed planned development
  - Evidence of the project's economic viability.
  - An analysis summarizing the economic impact the proposed planned development will have upon the City.
- Copies of all environmental impact studies as required by law.
- An analysis setting forth the anticipated demand for all City services.
- A plan showing off-site utility improvements required to service the planned development, and a report showing the cost allocations and funding sources for those improvements.
- A stormwater management plan, to include stormwater calculations and site drainage plan for the planned development.
- A written summary of residents' comments, pertaining to the proposed application, from the required pre-application

The applicant has supplied all the required application items and are included in the attached P&Z packet except for a traffic impact study. The applicant requested a traffic impact study waiver at the December 9<sup>th</sup>, 2025, Board of Aldermen meeting which was approved unanimously.



that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.

Below are images that depict the existing conditions with 34 vehicles stacked into the drive-thru (Figure 6) followed by the proposed site plan with 34 stacked vehicles (Figure 7).

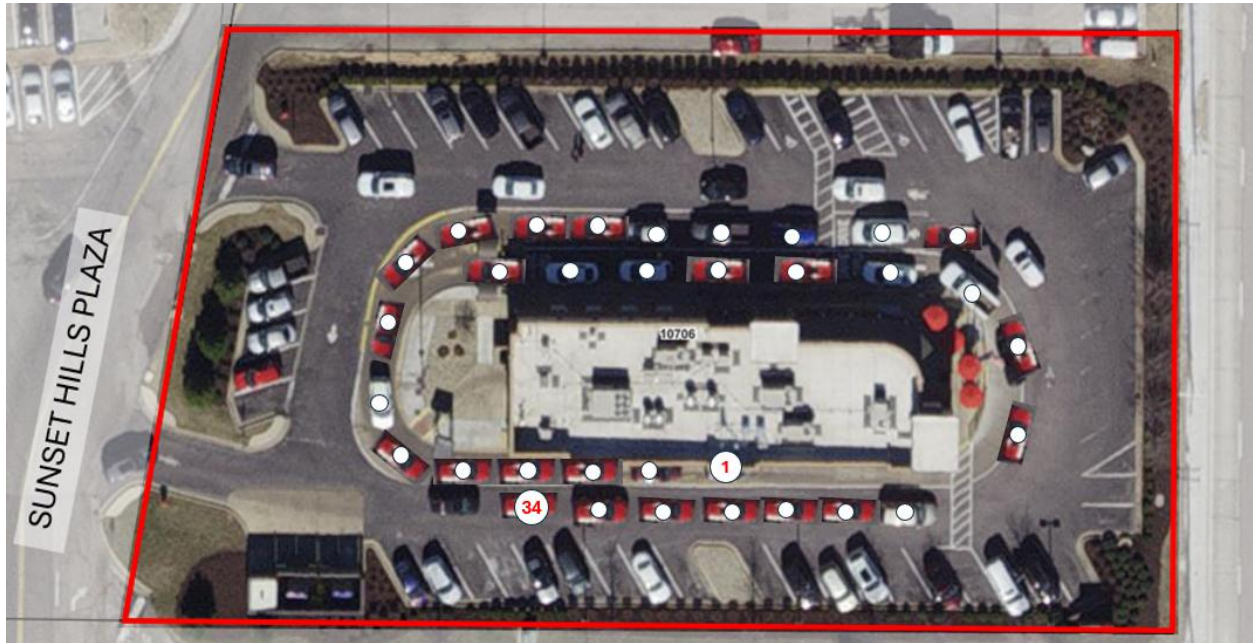


Figure 6: Existing Conditions

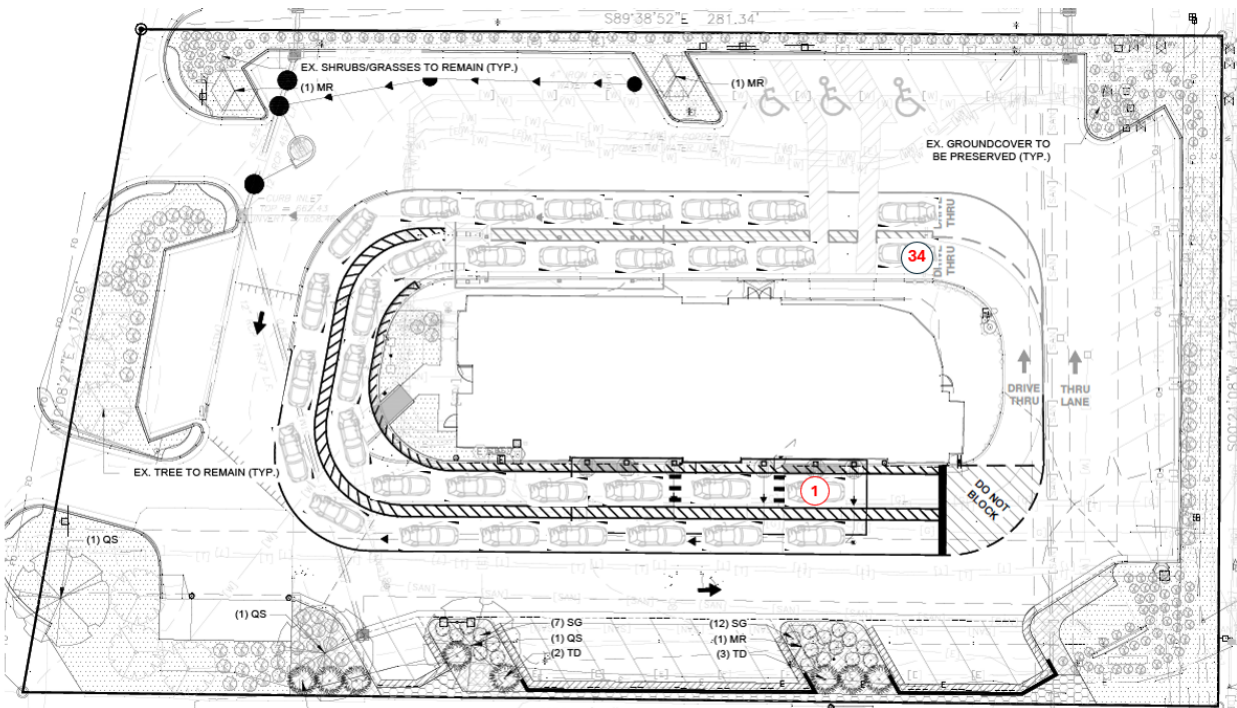


Figure 8: Proposed Site Plan

### **LANDSCAPE PLAN**

City Code establishes several landscaping requirements for commercial developments, including building foundation plantings, parking lot interior landscaping, parking lot perimeter landscaping, and transition plantings. It is important to note that when Chick-fil-A was originally constructed, the landscaping standards differed from those currently outlined in the City Code. However, when redevelopment occurs, the applicant is required to comply with the standards in effect at the time of the proposed improvements.

Attached to the Planning & Zoning packet is the proposed landscape plan. The majority of the site's existing landscaping will remain intact, with the primary modification occurring along the southern property line. Currently, plantings exist between the Chick-fil-A property and the adjacent property to the south. In order to accommodate the additional drive-thru lane, most of these plantings between the two commercial properties are proposed to be removed.

While these plantings are being eliminated, it should be noted that landscaping between two commercially zoned properties is not required under the current City Code.

### **LIGHTING**

The proposed development does not include any changes to the existing site lighting. All lighting will continue to comply with the requirements of the City Code.

### **SITE DEVELOPMENT ALLOWANCES**

Development projects are required to comply with all regulations of the underlying zoning district and applicable development standards set forth in the City of Sunset Hills Code of Ordinances. If relief from any of these regulations is requested, a site development allowance may be sought concurrently with the Planned Development Permit.

Any deviation or relief from the underlying zoning provisions or development standards may be approved provided the applicant specifically identifies each requested site development allowance and demonstrates that such allowances are compatible with surrounding development, further the stated objectives of this section, and are necessary for the proper development of the site.

The applicant has submitted several site development allowance requests. Each requested allowance and the applicant's supporting rationale are outlined below.

**Parking Setback** – City Code requires a minimum of five feet is maintained between the paved area and the property line. The applicant is requesting that the parking spaces be a minimum of 1.5 feet solely along the southern property line. This again is to accommodate the dual drive-thru along the southern side of the building.

**Perimeter Landscaping-** The site’s existing landscaping along Lindbergh Boulevard consists of a mix of shrubs and ornamental trees. The applicant does not propose to remove any of the existing landscaping. However, the City’s landscaping standards have been updated since the original development, and the current Code requires a continuous row of shrubs along this frontage.

In lieu of removing the established ornamental trees to install new three-foot shrubs to meet the letter of the current Code, the applicant is requesting to maintain the existing landscape configuration. Figure 9 below (Google Street View, 2024) illustrates the existing trees that would otherwise need to be removed to accommodate the required continuous shrub row.



Figure 9: Existing Trees

**Interior Landscaping** – City Code requires the installation of a tree at the end of each parking row. Based on this standard, nine (9) trees are required, while the proposed plan provides seven (7).

The applicant indicates that the remaining two required tree locations are constrained by existing underground utilities, easements, and other surface site elements, which limit the ability to accommodate additional trees. These two trees would be located at the terminus of the parking rows, where existing shrubs are currently in place and proposed to remain.

## **PUBLIC HEARING**

Section 7.4.2 of the City’s UDO states the Planning and Zoning Commission shall hold at least one public hearing on the proposed planned development. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of State law and rules of procedure adopted by the Planning and Zoning Commission. The public hearing

is an opportunity for City staff to articulate the applicant's request to the Planning and Zoning Commission, an opportunity for the public to provide input on the request and an opportunity for the applicant to respond to any questions or concerns.

### **DEPARTMENT INPUT**

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills' Unified Development Ordinance. City staff recommends action by the Planning and Zoning Commission for the requested Planned Development Permit.

### **MOTION**

The following options are available to the Planning and Zoning Commission for consideration relative to this application:

- 1) "I move to recommend approval (or denial) for the Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza as presented.
  
- 2) "I move to recommend approval for the Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza with the following conditions..." (Conditions may be added, eliminated, altered or modified)

### **EXHIBITS:**

1. Application
2. Site Plan
3. Landscape Plan
4. Resolution 782
5. Supplementary Exhibits