

Planning & Zoning Commission Staff Report

Meeting Date: March 4th, 2026

Location: 10706 Sunset Hills Plaza

Applicant: Micah Dowdy

Description: **Chick-fil-A (Micah Dowdy) Zoning Map Amendment** - A request to rezone a 1.2-acre tract of land from “PD-BC” Planned Development Business Commercial to “LC” Local Commercial District located at 10706 Sunset Hills Plaza.

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-02-26, seeks approval to rezone 10706 Sunset Hills Plaza from “PD-BC” Planned Development Business Commercial to “LC” Local Commercial District 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).

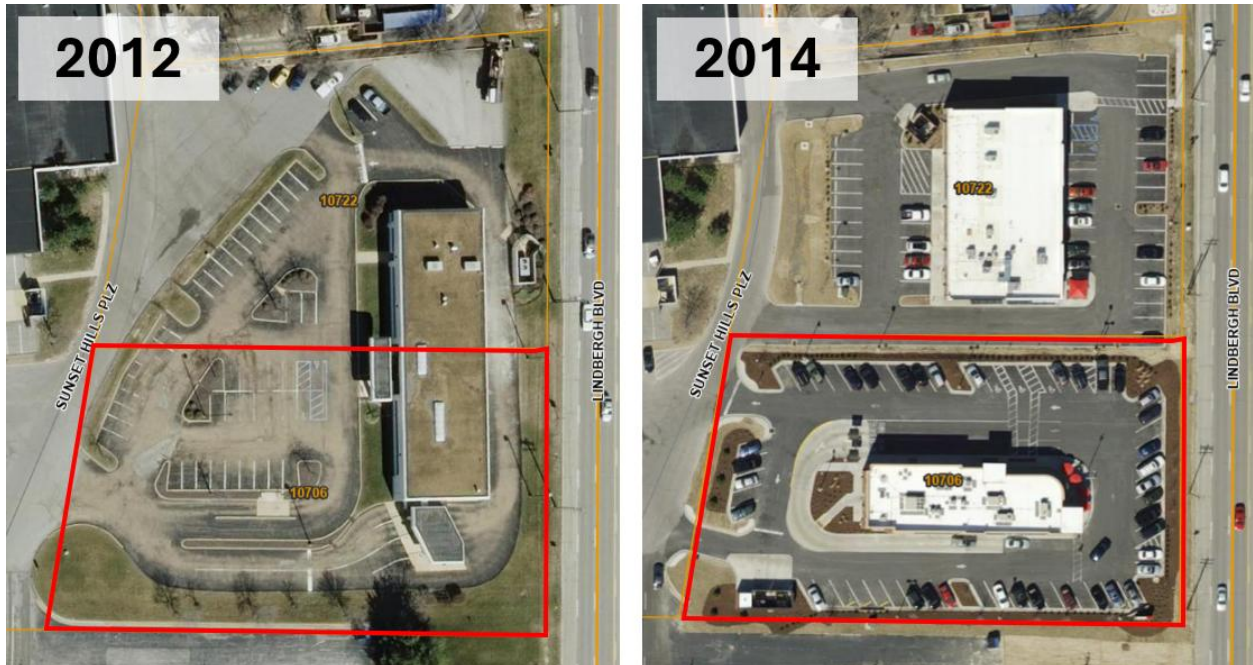


Figure 2: Historical Imagery

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.

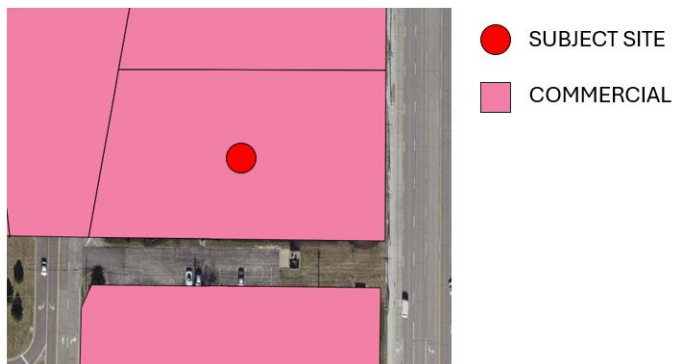


Figure 3: Land Use Plan

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 zoning map amendment 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.

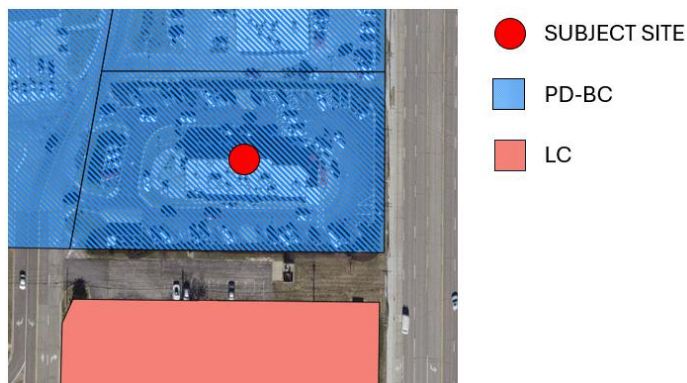


Figure 4: Zoning Map

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. The current zoning designation permits the existing use conditionally and the proposed zoning designation permits the existing use conditionally.

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-01-06 requesting a conditional use permit to continue to operate the drive-through use within the LC District.

STAFF ANALYSIS

As noted, the property is currently zoned PD-BC. Any substantial modification to the site requires approval of a Planned Development Permit. However, a Planned Development Permit may only be processed within an active zoning district. The PD-BC designation is a legacy district that may remain in place; however, it does not allow for amendments or substantial site modifications under the current Code framework. Accordingly, in order to pursue changes to the site, the property must first be rezoned to an active zoning district before a Planned Development Permit can be considered. This procedural requirement is the sole reason the applicant is requesting the zoning map amendment.

The City Code states that the intent and purpose of the Local Commercial District is to accommodate retail and office uses of a smaller scale which are intended to provide convenience shopping and services to persons living in adjacent residential areas. The LC zoning district includes specific development standards, such as a minimum lot size of 10,000 square feet, a lot width of at least 50 feet, a front setback of 10 feet, a maximum building height of 50 feet, and a total lot coverage limit of 85%.

However, the proposed use is classified as a Motor Vehicle-Oriented Business (MVOB), which is subject to additional regulations that supersede standard LC district requirements. These include an increased minimum lot frontage of 150 feet and a 75-foot setback when adjacent to a residential district. The proposed project meets or exceeds all applicable development standards for both the LC district and MVOB regulations.

The existing use to remain is permitted conditionally in the LC district. It is important to note that the same Planning & Zoning Commission agenda includes companion petitions for a Planned Development Permit (PDP) and a Conditional Use Permit (CUP). The PDP report will provide a detailed analysis of the proposed Chick-fil-A development, evaluating its alignment with the City's Comprehensive Plan and compliance with City Code regulations. The Conditional Use Permit will outline the estimated impact on the surrounding area based on the guidelines of City Code.

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 request to rezone the 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District

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) of the request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza as presented.

- 2) "I move to recommend approval of the request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza with the following conditions..." (Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Property Ownership
3. Survey and Legal Description