

Planning & Zoning Commission Staff Report

Meeting Date: March 4th, 2026

Location: 10706 Sunset Hills Plaza

Applicant: Micah Dowdy

Description: **Chick-fil-A (Micah Dowdy) Conditional Use Permit** - A request for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land 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-01-26, seeks approval for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located 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).

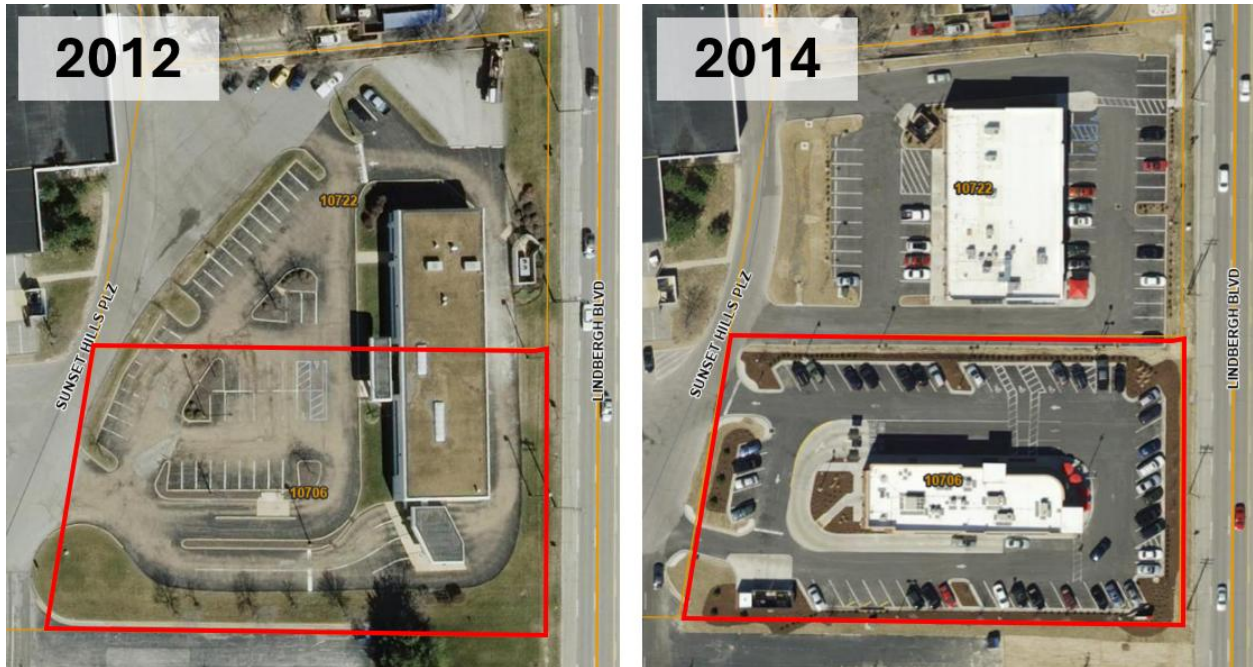


Figure 2: Historical Imagery

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.

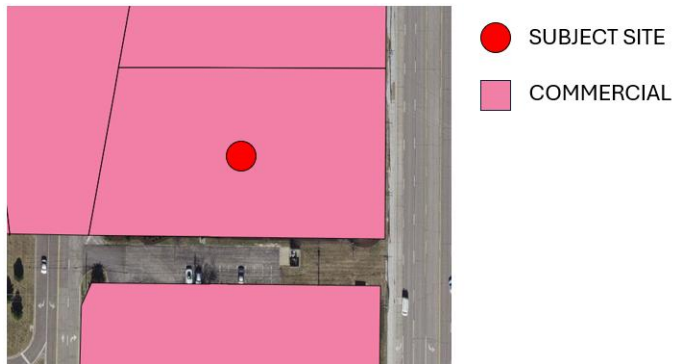


Figure 3: Land Use Plan

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 Conditional Use 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.

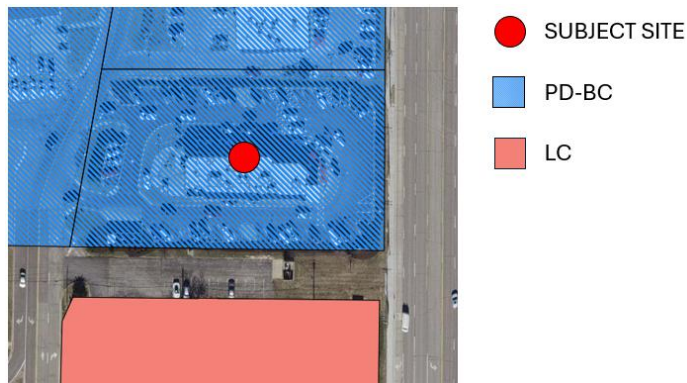


Figure 4: Zoning Map

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 zoned commercial. 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-09-25 requesting a planned development permit to continue to operate the drive-through use within the LC District which includes pre-application public engagement requirements.

STAFF ANALYSIS

Section 8 of the City of Sunset Hills UDO provides regulation for Conditional Use Permits. Section 8 states conditional uses are those which tend to be problematic because they have a tendency to generate significant traffic volumes and/or turning movements. To ensure that detrimental impacts are avoided or mitigated to a satisfactory level, conditional uses must be reviewed, approved, and issued a conditional use permit, in accordance with the provisions of Section 8 of the UDO. As previously stated, Micah Dowdy on behalf of Chick-fil-A has submitted an application for a Conditional Use Permit to expand the drive-thru at an existing restaurant.

The applicant provided statements for both the impacts on other properties and on public facilities. The applicant stated that the conditional use permit will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan, and shall not adversely affect the character of or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

The applicant also stated that the proposed drive-thru improvements should have no impact on public facilities and resources. Routine City services, such as police or public works, would continue to serve the existing business as they currently do.

It is important to note that the same Planning & Zoning Commission agenda includes companion petitions for a Planned Development Permit (PDP) and a zoning map amendment. 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.

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 of a Conditional Use Permit to expand the drive-thru located at 10706 Sunset Hills Plaza.

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 request of a Conditional Use 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 request of a Conditional Use 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. Property Ownership
3. Site Plan
4. Estimated Impact