

McDonald's

Planning Division

September 19, 2017



S17-0004 Background

- ▶ A reconstruction of a previous use
- ▶ Property was acquired for I-35 expansion. The aerial on the right is post acquisition--the building & parking have been removed.
- ▶ Adverse impacts from the drive-through facility to traffic or the redevelopment of surrounding properties is not anticipated.



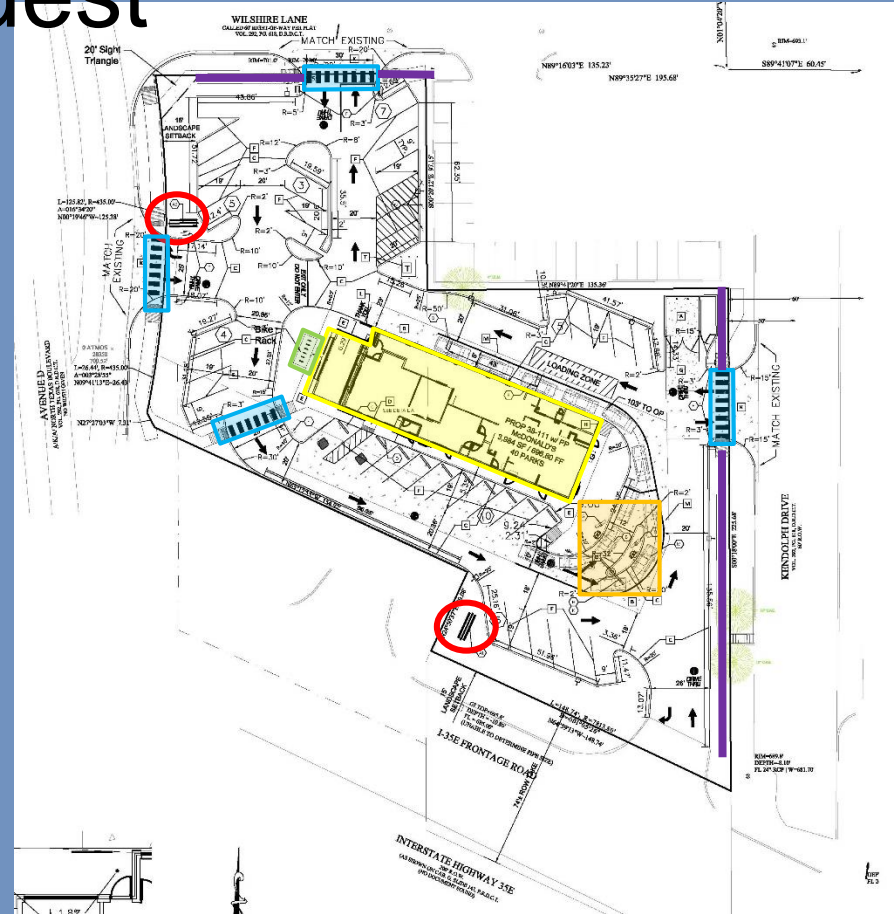
2015



Post-acquisition

Site Plan & SUP request

- ▶ **McDonald's Restaurant**
 - ▶ Drive through with 2 menu boards
 - ▶ 40 parking spaces
 - ▶ 2 signs
 - ▶ Bicycle rack
 - ▶ Pedestrian crosswalks
 - ▶ 4 vehicular access points
- ▶ SUP request was considered by City Council on August 15, 2017.
- ▶ The item was continued to November 7, 2017 to provide time to prepare a TIA



Traffic Impact Analysis

► Scope

- Trip generation
- Trip distribution
- Off-ramp weave analysis
- Compare the locations of the previous access points along the frontage road to what is proposed
- Study pedestrian safety



Condemnation

- ▶ Aug 17th - UNT Board of Regents authorized the use of eminent domain to acquire the McDonald's site.
- ▶ UNT's authority to exercise eminent domain appears in Sec. 105.103 of the Texas Education Code
- ▶ UNT follows the same condemnation process as the City



Post-acquisition



Next Steps

- ▶ Proceed with SUP
- ▶ Develop another use permitted in DC-G District, including a restaurant

