



---

## NPP Community Meeting Invitation (Variance)

December 11, 2020

Dear Neighbor:

My company, EGen, L.L.C., is designing a rebuild at 6007 Bullard Avenue. Our client, West Quality Foods, would like to rebuild and open a Taco Bell at that location. Hours of operation would be 10 a.m. to 2 a.m. Monday through Friday.

The site is located in an C-3, Heavy Commercial / CT Corridor Transformation Design Overlay District, where a fast food restaurant is a permitted use. However, in order to develop the lot in the most efficient manner possible, which includes off-street parking spaces, we would be unable to meet the required front yard build to line. Article 15, Section 15.3.A.2 of the Comprehensive Zoning Ordinance requires a 20 feet front yard build-to line. Because we are trying to minimize the on-site disturbance and rebuild using the existing building foundations and existing parking lot, we are applying for a variance to permit a fast food restaurant with insufficient front yard build to (required: 20 feet, proposed 48.16 feet, waiver 29 feet). If approved, the site would be developed with a single-story commercial structure with a combined square footage of 2053 square feet. Thirty-eight (38) off-street parking spaces would be provided.

**Variance:**

**A waiver to allow a drive through restaurant in a C-3 Heavy Commercial District and Corridor Transformation Overlay with a front yard setback larger than the maximum and with parking as the dominant visual element.**

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an website where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Board of Zoning Adjustments, and we are required to do this before we submit our application.

The website can be reached at:

[www.RebuildTacoBell.com](http://www.RebuildTacoBell.com)

This letter is being delivered through U.S. Mail and through email. On the website, I'll provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the plans. I've enclosed my site plans to give you a better idea of what we'd like to do. If we receive approval, we plan to start the construction work within a month of the approval and estimate that the work should take about nine months.

If you are unable to attend and would like to receive information from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you on the website.

Sincerely,

*Blake Weatherly*

Blake Weatherly

[Blake.weatherly@egen.us](mailto:Blake.weatherly@egen.us)

318-599-9316