

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016**

PUBLIC HEARING AGENDA Item #22 - SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy (City Council District 2). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.71-acre property, located at 3713 S. Carrier Parkway, is zoned General Retail (GR) District. The agent is C.R. Bonilla, Bonilla Group and the owner is Ricardo Camarena, Carrier Properties RC LLC.

Mrs. Thomas stated the 0.71-acre property is undeveloped. Access to S. Carrier Parkway and Corn Valley Road has been provided through mutual access easements. The subject site will be developed with a 3,396-square-foot restaurant with associated parking. The table below provides details regarding parking and loading for the use. Article 10 indicates the parking requirement for restaurants is one space per 100 square feet of designated dining and waiting area, including outdoor dining areas. The site plan indicates the area devoted to dining and waiting is 1,400 square feet. The subject site is zoned GR District. The proposal meets all applicable minimum dimension requirements outlined in UDC. The following table provides detailed dimensional requirements information. The UDC requires 100% masonry for new construction within the GR District. The proposal is compliant with that requirement. The site plan does comply with all of the minimum landscape requirements set forth in the UDC.

Mrs. Thomas stated no appeals have been requested as part of this proposal. The DRC recommends approval of the request for a Specific Use Permit to allow construction and operation of a restaurant with drive through window, subject to the following conditions:

1. The site plan shall be consistent with all regulations in the UDC as amended.
2. Signage shall not be approved as part of this application. Signage shall comply with the provisions set forth in the UDC, as amended, and be reviewed and approved by building permit.
3. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU161101/S161104.
4. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding foot service.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Christopher Bonilla, 3800 Byers Avenue, Fort Worth, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU161101/S161104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare  
Second: Lopez

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**