

PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016

PUBLIC HEARING AGENDA Item #23 - SU161201/S161202 - Specific Use Permit/Site Plan - Whataburger at Belt Line & I-30 (City Council District 1). 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 1.30-acre property, located at 1111 Beltline Road, is zoned Planned Development-217 (PD-217) District and is within the Beltline Corridor Overlay District. The agent is Kevin Hunt, Jacobs and the owner is Robert Cabel, Miami Partners, LLC.

Mrs. Thomas stated the 1.30-acre property is undeveloped. Access to Beltline Road and the Interstate Highway-30 Frontage Road has been provided through mutual access easements. The subject site will be developed with a 3,578-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 1,744 square feet. The subject site is zoned PD-217 for a variety of uses including C District uses. The proposal is being evaluated against C District uses. The proposal meets all applicable minimum dimension requirements outlined in UDC. The subject site is within the Beltline Corridor Overlay District and is subject to Appendix F of the UDC, as well. The UDC requires façades to be 100% masonry, excluding doors and windows. However, Appendix F does allow 20% of the façade to be a non-masonry material. The applicant is proposing brick, stone, and stucco. The site plan does comply with all of the minimum landscape requirements set forth in the UDC. No appeals have been requested as part of this proposal.

Mrs. Thomas stated 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 SU161201/S161202.
4. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding food service.

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

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU161201/S161202 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

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

Nays: None

Approved: **6-0**

Motion: **carried.**