

REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 5, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

PUBLIC HEARING AGENDA Item #18– SU170601/S170601 - Specific Use Permit/Site Plan - Whataburger at Bush and Pioneer Centre (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.32-acre property is zoned Planned Development-351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2630 S Highway 161. The agent is Steven Granado, Jacobs and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the 3,578 square-foot restaurant is proposed for Lot 9, of the Bush & Pioneer Centre, an 11-lot development anchored by Walmart. The site is accessible by a drive on Highway 161. A dual-lane drive-through provides the required stacking spaces. The required number of parking spaces is calculated based on proposed use. The UDC requires restaurants to provide one space per 100 square feet of designated dining and waiting areas. The proposal provides 39 parking spaces and exceeds the number of required parking spaces. The proposal meets or exceeds the density and dimensional requirements. Ms. Ware noted the property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements.

Ms. Ware stated the purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are intended to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building exterior is primarily clad in brick and stone. The proposed building elevations meet the materials requirement. Primary facades are required to include the architectural features. With the exception of providing a projecting cornice, the proposed building elevations are in substantial compliance with Appendix F. The applicant is requesting an exception to the requirement for a projecting cornice. The applicant provides a cornice that does not project. Staff does not object to the applicant's request for an exception. The Development Review Committee recommends approval.

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 Spare moved to close the public hearing and approve case SU170601/S170601 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**