

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES MARCH 7, 20116**

PUBLIC HEARING AGENDA Item #5 – S160301 - Site Plan - Starbucks (Carrier and Westchase) (City Council District 6). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a site plan to construct and operate a restaurant with drive-through. The 1.61-acre property, located at 510 Westchase Drive, is zoned Planned Development-173 (PD-173) District. The agent is John Bezner, Civil Point Engineers and the owner William McGuire, UDC Global, LLC.

Mrs. Thomas stated the applicant is requesting approval of a site plan to construct and operation a single-story, 2,700-square-foot restaurant with drive-through on 1.61 acres within PD-173 district. A restaurant with drive-through is permissible in PD-173 district by-right; however, all site plans within overlay districts require City Council approval. This project is within a Planned Development District, so City Council approval will be required.

Mrs. Thomas stated the building façades are required to be comprised of 100% masonry excluding openings. While there are no adopted regulations that specify design style or color palette, the non-residential development in Westchester has developed, over time, with a dark red brick. The elevations provided depict a mixture of materials. The dark red brick that is prevalent in the non-residential development in Westchester and a light colored brick. In addition, the applicant is proposing the use of ceramic tile cladding that compliments the other building materials. The ceramic tile is a requirement of the Starbucks franchise. The following table outlines the percentages per façade.

Mrs. Thomas stated he applicant is requesting permission to use a ceramic tile on the building façade to comply with Starbuck franchise requirements. The tile comprises a relatively minor percentage of the overall building façade; approximately 9% of the overall building, with a concentration of approximately 13% on the tower feature. The applicant is requesting an exception to allow the material as depicted. Staff does not object to the use of the material in such a nominal amount; had this project been in an overlay like other buildings in the vicinity, the appeal would not be required because buildings in the overlay are allowed 20% of a non-masonry material.

Mrs. Thomas stated this proposal has been reviewed by the Development Review Committee and has been cleared to proceed to the Planning and Zoning Commission for consideration. Staff recommends approval subject to the Development Review Committee comments.

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

John Bezner with Civil Point Engineers, 3102 Maple Avenue, Ste 400, Dallas, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approved case S160301 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried**