

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #10- SU150402/S150403 - Specific Use Permit/Site Plan - 201 W Jefferson Street (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation for a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2). The applicant is Jay Woo and the owner is Ozkan Ozturk, Ozmir Inc.

Mr. Howard stated the site currently operates as a gas station/convenience store. The applicant is proposing to construct a 1000sqft addition to the southern side of the primary building and operate a Taco Hut drive-thru restaurant. The site plan shows the drive-thru area will require one-way traffic around the southern of the property. The drive-thru will provide for at least 6 stacking spaces. The applicant's property fronts 3 streets and will have access from W Jefferson, SW 3rd St., and SW 2nd St. The applicant currently has 2 access points on SW 3rd St and 2 access points on SW 2nd St which do not meet the spacing requirements of the UDC. In order to comply with the drive access requirements of the UDC, the applicant is proposing to close the most southern access points on SW 3rd and SW 2nd streets.

Mr. Howard stated in order to comply with on-site parking requirements the applicant is required to provide 15 parking spaces, including 1 handicapped space. The applicant will be providing 17 parking spaces and will exceed the minimum requirements of the UDC. The applicants current landscaping meets the minimum standards of the UDC and will not be required to make any changes.

Mr. Howard stated staff is in full support of this application and recommends approval with the following conditions:

1. The development shall conform to the City Council approved Site Plan (Exhibit A - Site Plan) and Building Elevations (Exhibit B);
2. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150402/S150403, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
 - A. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for business activities;
 - B. The drive aisle to the south of the primary building's front elevations shall be one way as shown on the Site Plan (Exhibit A);
 - C. The southern drive access on SW 3rd St and the southern drive access on SW 2nd St shall be closed as shown on the Site Plan (Exhibit A);
 - D. Must be in compliance with TDSHS – Texas Food Establishment Rules and local ordinances regarding food service;
 - E. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU150402/S150403;
 - F. Must submit a mylar copies of the approved Site Plan and Building Elevations to the City Planning Department; and

3. Future expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers. Mr. Garrett noted the applicant was not present.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150402/S150403 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**