

PLANNING AND ZONING COMMISSION DRAFT MINUTES MARCH 7, 20116

PUBLIC HEARING AGENDA Item #6 – S160302 - Site Plan - Panera and Rusty Taco (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 two restaurants with drive-through. The 0.95-acre property, located at 510 Westchase Drive, is zoned Planned The Development-173 (PD-173) District. The agent is John Bezner, Civil Point Engineers and the owner is William McGuire, UDC Global, LLC.

Mrs. Thomas stated the applicant is requesting approval of a site plan to construct a single-story, 6,500-square-foot building. Two restaurants with a drive-through will operate from the building. The subject site is 1.61 acres within PD-173 district. A restaurant with drive-through are 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. The following table outlines the percentages per façade.

Mrs. Thomas stated the landscape plan does comply with the landscape requirements contained in Article 10 of the UDC. The applicant is not requesting any exceptions or appeals.

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 Johnson moved to close the public hearing and approved case S160302 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Johnson

Second: Womack

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

Nays: None

Approved: **9-0**

Motion: **carried**