

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2012

AGENDA PUBLIC HEARING ITEM: #10-S121003/SU121001, Site Plan/Specific Use Permit, 2640 West Interstate 20 (City Council District 4).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Site Plan and a Specific Use Permit for a restaurant with drive-through on 1.29 acres. The subject property is zoned Planned Development 32 (PD-32) District and is situated on the north side of W. Interstate 20, being generally located west of S. Great Southwest Parkway. The property is located within the Interstate Highway 20 (IH-20) Overlay District. The owner/applicant is Legacy Holdings LLC.

Mr. Barkman stated this site is 56,184 square feet or 1.29 acres, and is currently undeveloped. The applicant is proposing a 9,660 square foot brick and stone masonry building. The site is proposed as a retail lease space. The applicant currently has two restaurants and a telecommunications company which have indicated intent to lease space in the building. The restaurants will occupy the eastern and western ends of the building. The western lease space will be approximately 1,400 square feet and will be occupied by a sandwich shop with the drive through. The drive through lane will circle the building with the exit on the northwest corner into a parking area. The menu board will be located on the north side of the building. The eastern restaurant lease space will be a walk in, casual, Tex-Mex restaurant.

Mr. Barkman noted the site will be paved with concrete that meets current city standards. A cross access easement is located at the front adjacent to the access road, and at the rear of the building to the north. The applicant is incorporating existing street trees into the proposed landscaping and will be adding screening shrubs and decomposed granite on the south. An additional landscaping island will be located at the southwest corner of the building. Tree islands with additional shrubs and decomposed granite will be located in the parking area to the north. Landscaping requirements for the General Retail (GR) District is 5% of the total site. The applicant is proposing 11.5% for this site. All landscaping shall meet city standards and will be irrigated.

Mr. Barkman said because of the restaurant seating capacities being proposed, Fire Administration has required that the building have a fire sprinkler system. The proposed dumpster, is shown at the northeast corner of the building. It will be screened inside a masonry fence that will match the proposed building.

Mr. Barkman stated the applicant has indicated that the proposed sandwich shop restaurant will have a staff of five to twenty employees and their hours of operation will be from 10:30 a.m. to 10:00 p.m. seven days a week.

Mr. Barkman stated since the applicant is not requesting any appeals of the Unified Development Code, the Development Review Committee recommends full support of the request for a Specific Use Permit for a restaurant with a drive-through in a Planned Development 32 (PD-32) District for commercial uses.

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

Chris Leavell with Legacy Holdings LLC, 4125 Centurion Way, #100, Addison, TX was present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Gray moved to close the public hearing and recommend approval of case S121003/SU121001 with a SUP for a restaurant with a drive-through in a Planned Development 32 District for commercial uses as presented by staff. The action and vote being recorded as follows:

Motion: Gray

Second: Philipp

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**