



CITY COUNCIL COMMUNICATION

August 12, 2008

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Mike Collins, Director of Planning and Development
REFERENCE NO: 08-07-SP

ACTION REQUESTED:

Motion to approve a request for a Site Plan for Commercial Development proposed to be located on Bryant Harrington Survey, A-808, portions of Tracts 3F, 4 and 4B (Shops at Vineyard Village Addition, Block A, Lot 4B) 2710 State Highway 121, concurring with the Planning and Zoning Commission's 6-0 recommendation on July 15, 2008.

ALTERNATIVES:

- Approve the request – *simple majority*
- Approve the request with modifications – *simple majority*
- Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, A.C.G. Texas, LP, represented by Mr. Heath Haseloff, is seeking approval of a Site Plan for an Eating Establishment on a 0.991 acre site located on B. Harrington Survey, A-808, a portion of Tracts 3F, 4 and 4B, 2700 block of State Highway 121. The subject property is zoned "TX-121" (The 121 Gateway District) with the proposed land use being permitted by right.

Specifically, the applicant would propose to construct a 4,972 S.F., single story IHOP restaurant. The structure would feature 100% masonry construction through a combination of stone and true stucco. Signage would include placement on the single Vineyard Village Multi-tenant pole sign that is permitted to be located on Block A. An entry point to Block A will be constructed with enhanced pavement treatment off the 121 frontage road north of Centurion Drive. Internal Mutual Access Easement Drives that extend north from Centurion Drive provide internal circulation from one outparcel lot to another within the Shops of Vineyard Village Development. The proposed site landscaping will meet all city

requirements.

The applicant is requesting no variances from any of the TX-121 district development standards.

The Planning and Zoning Commission recommends approval of the site plan. The Development Review Committee (DRC) has determined that the application is in substantial compliance with all technical requirements and recommends approval.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Exhibit 1 and Exhibit 2
- Draft Minutes – P&Z
- Application
- Elevations
- Lighting Plan
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office