

ITEM 2 CASE #08-07-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located at Bryant Harrington Survey, A-808, portions of Tracts 3F, 4 and 4B, 2700 block of State Highway 121.

Chris Barker, Planning and Development Manager, gave a brief description of the case. 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.

Chris Barker stated the applicant's representative, Heath Haseloff, was available for any questions.

Heath Haseloff, 5728 LBJ Freeway, Dallas, Texas, stated he and Phil Slivey, with IHOP, would stand by for any questions.

Vice Chairman May asked if IHOP would be imprinted on the building.

Heath Haseloff stated it would be as well as the logo.

Commissioner Mennis asked if IHOP still stood for International House of Pancakes.

Phil Slivey stated it is just IHOP and no longer the International House of Pancakes.

Chairman McNeese asked if there has been an IHOP built in the metroplex this year.

Heath Haseloff stated one has been built in north Garland.

Chairman McNeese asked what the ratio of stucco and stone was for the Garland location.

Heath Haseloff stated it varied from Euless but he did not have the exact ratio.

Mike Collins stated that the Euless location has met the masonry requirements and all the materials they are using are acceptable.

Commissioner Portugal made a motion to approve case #08-07-SP. Vice Chairman May seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Mennis

Nays: None

Abstention: None

The motion carried (6-0-0)