

**ITEM 4      CASE #11-01-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 Bavarian Village, Lot A, 101 S. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant, Mr. Mark Cramer, representing Taco Cabana is requesting approval of a Site Plan. The property is located at 101 S. Industrial Boulevard and is zoned C-2 (Community Business District), the proposed use is permitted by right. The structure will be a 3,745 square foot restaurant with drive thru. Access will be provided from F.M. 157 and S.H 183 service road.

Stephen Cook stated the applicant's representative, Mark Cramer, was available for any questions.

Commissioner Portugal stated she appreciated the work that staff has made for this location. She feels it is an important corner within the city and the vast improvement with potential growth for that area.

Vice Chairman Mennis asked if the color renderings reflect the actual façade color of the building.

Stephen Cook stated that city staff believes the renderings reflect the actual color.

Mark Cramer, 8918 Tesoro Drive, San Antonio, Texas, stated the gold color depicted for the building will not be as bright as seen on the color renderings.

Chairman McNeese stated he was extremely pleased that the building was not 100 percent stucco and has character in the front with the brick.

Mark Cramer stated he appreciated Mike Collins for his hard work and dedication to this project.

Mike Collins stated it has been a pleasure to work with Mark Cramer and that he has worked with integrity and persistence during the entire process.

Vice Chairman Mennis made a motion to approve case #11-01-SP. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Tompkins

Nays: None

Abstention: None

The motion carried (6-0-0)