



**CITY COUNCIL COMMUNICATION**

December 13, 2011

**SUBJECT:** Consider a Request for a Site Plan

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 11-07-SP

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**ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development proposed to be located on a portion of Tract 5 of Puente Del Oeste Vol. 3880-53, Pg 56, P.R.T.C.T., 701 S Industrial Boulevard, concurring with the Planning and Zoning Commission's 7-0 recommendation on December 6, 2011.

**ALTERNATIVES:**

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Goodwin and Marshall, Inc on behalf of Gene Upshaw

**Location / Zoning:** 0.981 acres on the southwest corner of 701 S Industrial. The property is zoned Texas 10 Multi-Use Zoning District (TX-10).

**Project Description:** The proposed project is to construct a 4,162 sq ft restaurant with a drive through. The restaurant is a Taco Casa. The lot is a retail out-parcel from the primary Lot 5 of the Puente Del Oeste Addition. Access to the property will be made through an existing access drive from S. Industrial Boulevard and access to the primary property from Del Paso Street. A right-out only access will be provided to Del Paso Street.

The project will be a 100 percent masonry construction of split-face concrete masonry units. These will have color inherent to the unit itself and will not require painting in the future. Screening of the dumpster will also be of the same material.

Landscaping on the project will introduce seventeen trees to the site in accordance with the landscape ordinance and TX-10 standards. The site will have drive through service with vehicle queuing that meets city requirements.

The Planning and Zoning Commission recommended approval of the site plan by a vote of 7-0 at their regular meeting on December 6, 2011.

**SUPPORTING DOCUMENTS:**

- Exhibits
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

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City Secretary's Office