

ITEM 2 CASE NO. 12-04-SP – CONSIDER A REQUEST FOR A SITE PLAN

Recommend approval of a request for a Site Plan for Commercial Development proposed to be located on Westpark Central Addition, Tract 4AR1, 2155 W. Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant intends to develop a 3,216 square foot drive through restaurant on a 2.844 acre tract as part of the Westpark Central subdivision. The proposed restaurant is the current prototype store of Whataburger.

Whataburger had a previous location at the southwest corner of Westpark Way and W. Airport Freeway. The store was closed during the acquisition of right-of-way for the widening of Airport Freeway. The new site has been designed to provide access from the realigned frontage road of the freeway and will have rear access through an existing access drive off of Westpark Way.

The landscaping on the site meets current city standards. The structure will be a 100% masonry product. The remainder of the property to the south of the restaurant will be held by Whataburger for future development opportunities and would be required to be subdivided by replat at that time.

The Development Services Group has reviewed the site plan and has found that it is in compliance with the City of Eules regulations.

Staff recommends approval of the site plan.

There were no comments or questions presented by the Commission.

Vice Chairman Mennis made a motion to recommend approval of Case #12-04-SP. Commissioner Brown seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (6-0-0)