

**PLANNING AND ZONING  
DECEMBER 15, 2015  
DRAFT MINUTES**

**ITEM 4      CASE NO. 15-11-SP - CONSIDER A REQUEST FOR A SITE PLAN**  
Approve a request for a Site Plan for Commercial Development proposed to be located on 1.67 acres of the John H. Havens Survey, Abstract No. 685, tract 2A5 located at 2521 State Highway 121 within the Glade Parks development.

Stephen Cook, Senior Planner, gave a brief description of the case. Lazy Dog Restaurant and Bar intends to develop a 8,060 SF restaurant with a 1,376 SF patio at the above described location. The restaurant is a full-service restaurant.

*Access* – The site within Glade Parks is on the south side of Chisholm Trail, the primary entrance which will lead to the Lifestyle Center and the Movie Theater locations. As a prime location in visibility, the proposed destination-oriented restaurant is appropriately situated. The access to the site will come from Rio Grande Boulevard and have cross access with the future development to the south.

*Parking* – The site contains 102 parking spaces. This exceeds the number of parking spaces required for the land use.

*Landscaping* – Landscaping will be placed throughout the site as the location's visibility comes from the SH 121 frontage, the Chisholm Trail entrance and from Rio Grande Boulevard. The site proposes native trees, foundation plantings and enhancements to ensure an appropriate environment for the restaurant.

*Exterior* – The building will be a uniquely branded restaurant. Architecturally, the building utilizes stacked natural stone, stucco and a wood veneer to provide a ski-resort style feel. A tower element at the primary entrance announces the building. The outdoor patio will be utilizing separate entrances from the primary restaurant to allow the ability to bring pet dogs to the location if approved for an allowed variance by the City of Eules.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance

There were no questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve case #15-11-SP. Motion seconded by Commissioner Brown. The vote was as follows:

Ayes: Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members Kenny Olmstead, Ronald Dunckel, Steve Ellis and David Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)