



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 14, 2017

Reference: Consider approval of an Ordinance for PD-157R7-C, Valley Ranch Plaza, to allow revisions to the site plan including the addition of a drive-through restaurant, revising the parking, circulation, landscaping and building facades on 4.6 acres of property located at the southwest corner of E. Belt Line Road and S. MacArthur Blvd and authorizing the Mayor to sign.

2030: Business Prosperity

Executive Summary:

The purpose of this PD amendment was three-fold: to revise the circulation patterns to allow a drive-through restaurant and increase the queuing for an existing restaurant, modifications to the façade to update the appearance of this shopping center, and to revise the lighting to enhance the visibility and safety for this three-building shopping center.

Analysis:

On October 10, 2017, the City Council, by unanimous vote, approved this amendment to Planned Development District 157R7-C for Valley Ranch Plaza. The condition of approval has been incorporated into the Ordinance.

On September 14, 2017, the Planning and Zoning Commission recommended APPROVAL of PD-157R7-C, Valley Ranch Plaza, the following condition remains outstanding and will be incorporated into the PD Conditions: Restaurant uses shall be limited to a maximum of 17,900 square feet of this shopping center.

Legal Review:

The City Attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance

2. Exhibit A – Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D – Building Elevations
6. Exhibit E - Photometric Study