



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** June 11, 2013

**Reference:** PD-240R5-HC to amend the 12.36 acre Concept Plan and to attach a Detail Plan to allow the development of a restaurant with patio and retail uses.

**2030:** **Business Prosperity**

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### **Introduction:**

This proposal is for a 6,542 square foot Black Walnut restaurant with a 964 square foot patio and 2,500 square feet of speculative retail space, to be located between the newly constructed Wilkin Family Eye Care and the medical/professional office on the west side of Denton Tap north of SH 121.

### **Analysis:**

On May 16, 2013, the Planning & Zoning Commission recommended approval of the PD, subject to the following conditions:

1. There will be additional comments during detailed engineering plan review.
2. Some drainage will need to be accommodated on the mutual access drive.
3. Revise proposed signage to match signage to north and south (black reverse illuminated channel letters). Only 20% of the signage is permitted to be logo.

### **Legal Review:**

This item did not require City Attorney review

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Department recommends Approval

### **Attachments:**

Staff Report with attachments: Conceptual Plan, Detail Plan, Landscape Plan, Elevations and Floor Plan