



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: May 12, 2015

Reference: Consider approval of an Ordinance for Case No. **S-1093R3-C, Taco Bell**, to allow revised building elevations and attached signage for the existing restaurant with a drive-thru facility located at 115 N. Denton Tap Road

2030: Business Prosperity

Introduction:

This Taco Bell was constructed 20 years ago, prior to the current development standards, including the 80% masonry requirement. The elevations, as revised, will conform to the 80% masonry requirements. The new building sign package is also in accordance with the current Sign Ordinance

Analysis:

On April 14, 2014, City Council unanimously approved this amendment to the SUP for Taco Bell, with no outstanding conditions (existing monument sign may remain).

On March 19, 2015, the Planning Commission unanimously recommended approval of this amendment to this Special Use Permit, subject to the applicant considering replacing the existing monument sign with 40 square foot sign which complies with current Sign Ordinance regulations.

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" – Building Elevations
5. Exhibit "D" - Color Rendering with materials
6. Exhibit "E" - Sign Package