



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 14, 2016

Reference: Consider approval of an Ordinance for PD-282-C, Sonic, to allow demolition of the existing drive-up restaurant and construction of a new 1,600-square-foot drive-up and drive-thru structure with an approximate 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road

2030: **Business Prosperity, Sense of Community**

Introduction:

This is a request to demolish the existing Sonic Drive-In and construct a new one with a drive-thru component. The new building will be similar in size to the removed structure--roughly 1,600 square feet, including an 800 square foot patio, and the drive thru addition which will accommodate at least 7 vehicles in the queuing lane. The site plan reflects the increased right-of-way which will allow the redesign of Town Center to improve traffic flow.

Analysis:

On May 10, 2016 the City Council unanimously approved this PD for Sonic.

On April 21, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD, with the condition that there will be additional comments at the time of detail engineering review.

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" - Exterior Elevations