



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: September 24, 2019

Reference: Consider approval of an ordinance for PD-240R6R-HC (Planned Development - 240 - Revision 6 - Revised-Highway Commercial) to allow a restaurant (approx. 1900-sf) with a drive-through, patio (approx. 1100-sf) and play area to be constructed on approximately 0.81 acres, at the northwest quadrant of SH 121 and Denton Tap Road, further identified as Lot 4, Block A, of the North Gateway Plaza Addition; and authorizing the Mayor to sign.

2030: **Business Prosperity**

Executive Summary:

This request is to attach a Detail Site Plan for Hat Creek Burger Company to permit a 1,901-sf restaurant and 1,105-sf patio area and a play area on approximately 0.81 acres.

Introduction:

This is the last lot to be developed from the original Planned Development (PD-240-HC) approved back in 2009. Plans for a Carl's Jr. restaurant were approved in 2016 for this site, however, it was not constructed. This restaurant will have a drive-through as well as a patio and play area for children. The building will have a brick and stone façade that will complement the materials used in the neighboring developments. A variance for signage was requested and granted, allowing for up to 74-square feet of signage as illustrated in the sign plans. The landscaping requirement for this site has been met with approximately 32% of the site being landscaped.

Analysis:

On September 10, 2019 the City Council approved this rezoning request from PD-240R6-HC to PD-240R6R-HC.

On August 15, 2019 the Planning and Zoning Commission recommended approval of PD-240R6R-HC, Hat Creek Burger Company, subject to the following conditions:

Legal Review:

This was reviewed by the city attorney.

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 - Elevations
6. Exhibit E – Playground & Fencing
7. Exhibit F - Sign Package