

Shoppes of Westlake Landings - Parcel C – Taco Bell

Site Plan Modification

Justification Statement

January 3, 2023

Introduction

The Applicant is requesting a site plan modification for proposed Taco Bell Fast Food Restaurant in Parcel C at the Shoppes of Westlake Landings, Pod H, Westlake Landings. Taco Bell is the southernmost fast-food restaurant within Parcel C. The Parcel C site plan was previously approved by Development Order on November 22, 2021, to contain three popular fast-food restaurants. Subsequently, on March 30, 2023, the site plan received a minor modification approval for the removal of a second drive-through lane for Starbucks. In October of 2023, the applicant requested, and was granted approval, to replace the two (2) dual level II EV charging stations located on the site across from Starbucks (Parcel C) with four (4) high-speed Super EV Charging Stations to be located on Parcel B. Pod H has been previously approved and platted and known as “Westlake Landings.”

Subject Request

The subject request includes 4 specific amendments;

1. Increase in building area by 238 square feet.
2. Removal of outdoor seating area.
3. Removal of second drive through lane.
4. Minor modification to building elevations and colors.

The Applicant is requesting a site plan modification for the Taco Bell restaurant to increase the size of their building from 2,040 square feet to approximately 2,278 square feet. This equates to a 238 square foot addition to the previously approved square footage.

The applicant is requesting to remove the previously approved 360 square foot outdoor seating area. This area has been replaced with landscaping resulting in an increase in green space on the site.

The applicant is requesting to remove the previously approved second drive through lane (Dual Drive Through). A single drive lane through and menu board is proposed. The applicant has determined that a high intensity dual drive through is not warranted for this location. The proposed change results in increased green space.

The applicant is proposing to update the elevations of the building to reflect the increase in building size as well as to be consistent with the current brand guidelines for Taco Bell. Minor modifications to the colors and scoring pattern of the stucco are proposed. The overall design remains substantially consistent with the previously approved plans and with the theme of the Shoppes at Westlake Landings.

Conclusion

The Applicant is requesting review of this site plan amendment for Parcel C in the Shoppes of Westlake Landings. The Applicant is committed to working with the City of Westlake Staff to process this application.