



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		11/1/2024		<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<b>SPM-2024-06:</b> The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza. Parcel B is located on the east side of The Shoppes of Westlake Landings, located west of Seminole Pratt Whitney Road. The applicant is requesting to replace all the brick paver crosswalks with crosswalk striping for all of Parcel B; add a landscape island along the east elevation of the north building; remove one (1) parking space and adjust the parking total number; add two (2) designated "PICK UP ONLY" parking spaces for a takeout restaurant (Chipotle); and add smooth stucco finish on the top corner (southeast) of the south building façade.			
<b>STAFF RECOMMENDATION:</b> <b>(MOTION READY)</b>		Motion to Approve <b>SPM-2024-06</b> - Site Plan Modification for Parcel B, located within The Shoppes of Westlake Landings Commercial Plaza.			
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The applicant is requesting a Site Plan Modification approval for Parcel B within Shoppes of Westlake Landings Commercial Plaza. Parcel B is located on the east side of The Shoppes of Westlake Landings, west of Seminole Pratt Whitney Road and within the Mixed-Use zoning district. The subject site is located on 3.5 acres, and it includes two buildings: the North building is approximately 9,450 square feet and the South Building is approximately 7,065 square feet. The North Building includes four (4) retail stores and one (1) Food Restaurant with drive-through; and the South Building is comprised of two (2) retail stores and one (1) Fast Food Restaurant with drive-through.</p> <p>The subject site was originally approved by the City Council with brick paver crosswalks. The applicant proposes to replace brick paver crosswalks with crosswalk striping, add a landscape island along the east elevation of the north building; remove one (1) parking space and adjust the parking total number; add two (2) designated "PICK UP ONLY" parking spaces for a takeout restaurant (Chipotle); and add smooth stucco finish on the top corner (southeast) of the south building façade panel. A mechanical equipment closet is also depicted on the west (corner) elevation of this building.</p> <p>Staff issued a comment letter dated September 27, 2024, advising the applicant to reconsider keeping the the pavers as approved. The pavers were approved by the City Council because Westlake places a strong emphasis on aesthetics, and the proposed stripes will make the subject site NOT be consistent with the characteristics of other comparable properties in the City. (See enclosed staff comment and response letter). The Applicant provided this response: The paver/decorative crosswalks are not a requirement of the city's code. Additionally, the Engineering plans were permitted by the City and did not contain paver crosswalks. As a result, the site was constructed consistent with the permit. The after-the- fact construction is an additional burden to the applicant.</p>			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>		X	<b>PROCLAMATION:</b>
		<b>EXHIBIT(S):</b>		X	<b>OTHER:</b>

<div>IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></div>	<div>Agenda Item Sheet Staff Report Application Justification Statement Site Plan Landscape Plan Irrigation Plan Elevation Plan</div>		
<div>SELECT, if applicable</div>	<div>RESOLUTION:</div>		<div>ORDINANCE:</div>
<div>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <b><u>Please keep text indented.</u></b></div>			
<div>FISCAL IMPACT <i>(if any):</i></div>			<div>\$</div>