Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 03, 2021	**Item:**	1
Department:	Planning		
Prepared By:	Kevin Molina	**Subdivision:**	Industrial Park
Date Prepared:	July 19, 2021	**Zoning District:**	Commercial Corridor (CC)
		Exhibits:	Site Plan, Landscape Plan Elevations

Subject

Consider, and act upon, an amended Site Plan for a Restaurant with Drive-Through Use (Las Palapas) on 1.152 acres. Property located at 960 W. FM 544.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: CEMT Properties, LLC   **APPLICANT: Vasquez Engineering**

The applicant is proposing to amend the site plan of a restaurant with drive-through service at 960 W. FM 544. The property is zoned within the Commercial Corridor zoning district and the restaurant use is allowed by right without a special use permit as it is a continuation of an existing restaurant use.

The purpose of the site plan amendment is to add an additional 13 parking spaces, reestablish the drive-through alignment by removing a covered patio, and adding an 885 square foot patio with trellis.

The proposed site plan provides 36 parking spaces with two of them being ADA accessible.

The site provides 25% of landscaped area, which exceeds the minimum requirement for commercially zoned properties.

The exterior facade of the building shall remain with the existing exterior masonry material of the previous use. New signage for the Las Palapas restaurant shall be approved through a separate sign permit.

As presented, this site plan is in compliance with the design requirements of the zoning ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

Approved By

	Initial	*Date*
Department Director	JH	July 23, 2021