



## Legislation Details (With Text)

**File #:** 20-SP-09 **Version:** 2  
**Type:** Report **Status:** Public Hearing  
**File created:** 9/10/2020 **In control:** Planning and Zoning Commission  
**On agenda:** 9/14/2020 **Final action:**  
**Title:** Conduct a public hearing and consider the request for a Detailed Site Plan and associated Special Exceptions for a restaurant located on an approximately 0.307-acre tract of land at 2429 Valley View Lane; and take appropriate action.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map, 2. Location Map, 3. Staff Report, 4. Detailed Site Plan, 5. Landscape Plan, 6. Building Elevations (Black and White), 7. Building Elevations (Color) (for informational purposes only), 8. Site Photographs, 9. Notification Map, 10. Summary of Mailed Notices

Date	Ver.	Action By	Action	Result
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**Conduct a public hearing and consider the request for a Detailed Site Plan and associated Special Exceptions for a restaurant located on an approximately 0.307-acre tract of land at 2429 Valley View Lane; and take appropriate action.**

**BACKGROUND:**

The applicant is proposing to build an approximate 2,429 square feet, single-story, restaurant and associated improvements on a 0.307-acre property, located at 2429 Valley View Lane. There will be no alcohol sales within the restaurant and no drive-through operations are proposed. The property is currently vacant and includes an approximately 30-foot wide Oncor utility easement along the west property line. An Oncor transmission tower is also located on the west property line, near the southwest corner of the property.

The property is zoned Planned Development District No. 86 (PD-86), also known as the Station Area Code. Restaurants are allowed by right within the PD-86 zoning district. The applicant is requesting special exceptions related to driveway spacing, open area, street trees, required building frontage, and roof design.

**RECOMMENDATION:**

Should the Planning and Zoning Commission find that the requested special exceptions are acceptable, then staff recommends the Commission approve the special exception requests.

**ACTIONS:**

1. Motion to approve the Detailed Site Plan and requested Special Exceptions.
2. Motion to approve the Detailed Site Plan and requested Special Exceptions with the following modifications...
3. Motion to deny the Detailed Site Plan and requested Special Exceptions.
4. Motion to continue discussion at the next meeting.

**ATTACHMENTS:**

1. Aerial Map

2. Location Map
3. Staff Report
4. Detailed Site Plan
5. Landscape Plan
6. Building Elevations (Black and White)
7. Building Elevations (Color) (for informational purposes only)
8. Site Photographs
9. Notification Map
10. Summary of Mailed Notices