



Legislation Text

File #: R2019-182, Version: 1

Conduct a public hearing and consider approving Resolution No. 2019-182 for a Detailed Site Plan with Special Exceptions for a restaurant/retail development on an approximate 9.59-acre tract located on the south side of LBJ Freeway, approximately 1,200 feet east of Luna Road; and take appropriate action

BACKGROUND:

The applicant, CADG Mercer Holdings LLC, is seeking approval of a detailed site plan including special exceptions for a retail/restaurant development on an approximate 9.59-acre tract located on the south side of LBJ Freeway, approximately 1,200 feet east of Luna Road. The proposed development consists of five buildings, comprising a total of 66,315 square feet (SF), of which 54,219 SF is proposed as restaurant uses and the remaining 12,096 SF as retail uses.

The subject property is commonly referred to as “The Boardwalk” tract due to the applicant’s intention to orient the proposed development towards the adjacent lake to the south, including the extension of a 12-foot wide hike and bike trail along the lake frontage.

The subject property is located within Planned Development District No. 99 (PD-99), specifically the Urban Commerce sub-district. Retail and restaurant uses are allowed by right within PD-99.

The request includes special exceptions primarily related to window design and fenestration, as well as building and parking placement requirements.

RECOMMENDATION:

On November 18, 2019, the Planning and Zoning Commission considered this request and unanimously recommended approval of the Detailed Site Plan including Special Exceptions with the condition that the applicant submit a comprehensive wall signage plan for all buildings prior to issuance of the certificate of occupancy for the first shell building on the property, as presented in Resolution No. 2019-182.

ACTIONS:

1. Motion to approve Resolution No. 2019-182.
2. Motion to approve Resolution No. 2019-182 with the following modifications...
3. Motion to deny Resolution No. 2019-182.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Resolution No. 2019-182
5. Colored Landscape/Signage/Fencing/Lighting Plan (for informational purposes only)
6. Colored Building Elevations (for informational purposes only)

7. Site Photographs
8. November 18, 2019 Planning and Zoning Commission Meeting Minutes (Draft) (excerpt - items A.1 and D.2)
9. Staff Presentation (Draft)