



Legislation Details (With Text)

File #:	18-2937	Version:	1	Name:	Consideration of a request for a modification
Type:	Consideration Item	Status:	Passed		
File created:	10/12/2018	In control:	City Council		
On agenda:	10/22/2018	Final action:	10/22/2018		
Title:	Consideration of a Request for a Minor Modification of the Approved Specific Use Permit for Eating Place with Drive-Through Service on Approximately 1.28 acres out of the Jacob Back Survey, Abstract No. 126, generally located on the north side of E. Broad Street, the east side of Cannon Drive, and the west side of SH 360; Scott Brown of Hat Creek Burger Co. on behalf of Charles W. Anderson of CWA Vistas, LP (ZC#18-018A)				
Sponsors:	Joe Smolinski, Lisa Sudbury				

Indexes:

Code sections:

Attachments: 1. Maps and Supporting Information, 2. Exhibit A, 3. Exhibits B - E, 4. Previously Approved SUP exhibits

Date	Ver.	Action By	Action	Result
10/22/2018	1	City Council	Approved	Pass

Consideration of a Request for a Minor Modification of the Approved Specific Use Permit for Eating Place with Drive-Through Service on Approximately 1.28 Acres out of the Jacob Back Survey, Abstract No. 126, generally located on the north side of E. Broad Street, the east side of Cannon Drive, and the west side of SH 360; Scott Brown of Hat Creek Burger Co. on behalf of Charles W. Anderson of CWA Vistas, LP (ZC#18-018A)

To consider the proposed minor modification of the Specific Use Permit

On August 27, 2018, the City Council approved a Specific Use Permit (SUP) for an eating place with drive-thru for Hat Creek Burger Co. on approximately 1.28 acres located in the Vistas of Walnut Ridge development located at the northeast corner of SH 360 and E. Broad St. The applicant is seeking approval of a minor modification to the SUP to allow for an adjusted building layout, elevations, landscape plan, and signage.

Site Plan

The applicant is proposing to shrink the building footprint. The enclosed building area will be reduced from 2,371 sq. ft. to 1,918 sq. ft. and the covered patio will be reduced from 1,457 sq. ft. to 1,087 sq. ft. Altogether, the total building area will be reduced from 3,828 sq. ft. to 3,005 sq. ft. No changes are being made to the parking layout and the provided parking will now be 10 spaces in excess of what is required. In addition, the playground area will be increased from 954 sq. ft. to 1,328 sq. ft. and a new sidewalk connection from the building to the trash enclosure will now be provided.

Elevations

The previous elevations included a prominent pitched roof that sloped to the west and east sides of the building. The new elevations show a more traditional rectangular building design, with varied roof heights and a less pronounced corrugated metal roof feature on the front of the building that slopes to the west. In addition, the cedar screens that featured on the front of the building will be replaced by large windows. The building materials include a mix of brick, stone, and concrete block, accentuated by metal trim. Mansfield's zip code 76063 will be included as an artistic element, painted onto the northeastern corner of the building.

Landscape Plan

The Landscape Plan will remain largely unchanged from what was previously approved, aside from additional foundation shrubs and groundcover proposed in areas adjacent to the west and south of the new building footprint.

Sign Plan

The monument sign remains unchanged from what was previously approved, while the wall sign has been relocated from the south elevation to the east elevation over the main building entrance.

Recommendation

Staff recommends approval with the following conditions:

1. The elevations are re-labeled "South", "North", "West", and "East" instead of "Front", "Rear", "Side", and "Side".
2. Building materials percentage tables are included for each elevation, as well as the building as a whole; masonry materials shall comprise at least 70% of the total exterior wall surfaces
3. The location identified in the title block is corrected from "Richardson Texas" to "Mansfield Texas".
4. The Site Plan is labeled Exhibit B, the Elevations are labeled Exhibit C, and the first page of the Sign Plan is labeled Exhibit E and ZC#18-018

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