



Legislation Details (With Text)

File #:	22-4813	Version:	1	Name:	Review and consideration of a Detailed Site Plan at the Shops at Broad for a Restaurant (Eating Place without Drive-Through) Use on Approximately 2.12 Acres of Lot 12, Blk 1, The Shops at Broad Street at 645 N US 287; Development Engineering Consultants,
Type:	Consideration Item	Status:			Passed
File created:	7/27/2022	In control:			City Council
On agenda:	8/8/2022	Final action:			8/8/2022
Title:	Review and Consideration of a Detailed Site Plan at the Shops at Broad for a Restaurant (Eating Place without Drive-Through) Use on Approximately 2.12 Acres of Lot 12, Blk 1, The Shops at Broad Street at 645 N US 287; Development Engineering Consultants, LLC (engineer), and BoomerJack's, Proposed Tenant (DS#22-009)				
Sponsors:	Jason Alexander				
Indexes:					
Code sections:					
Attachments:	1. Location Map, 2. Exhibit A - Property Description, 3. Exhibit B - Site Plan, 4. Exhibit C - Building Elevations, 5. Exhibit D - Landscape Plan, 6. Exhibit E - Sign Plan				

Date	Ver.	Action By	Action	Result
8/8/2022	1	City Council	Approved	Pass

Review and Consideration of a Detailed Site Plan at the Shops at Broad for a Restaurant (Eating Place without Drive-Through) Use on Approximately 2.12 Acres of Lot 12, Blk 1, The Shops at Broad Street at 645 N US 287; Development Engineering Consultants, LLC (engineer), and BoomerJack's, Proposed Tenant (DS#22-009)

To review and consider the subject Detailed Site Plan.

Staff recommends approval.

The property is identified as "Tract 3" in the Shops at Broad Planned Development (PD), which requires detailed site plan approval by City Council prior to development. The proposed plans provide for a restaurant development with a covered patio that conforms to the Shops at Broad PD.

Staff Analysis

The subject property consists of 2.12 acres located north of the intersection of East Broad and N US 287. The restaurant is proposed to be situated in between the Field House and N US 287. Per the PD regulations, development of this property is limited to C-2 (Community Business District) uses and standards for a commercial/retail development. The applicant is requesting to develop a BoomerJack's Restaurant on the property.

Site Plan

The proposed site plan includes details of the one-story 7,580 sq. ft. restaurant building with 1,497 sq. ft. covered patio, trash enclosure, landscaping areas and 130-space parking lot. The trash

enclosure will be located in the rear of the development and constructed of masonry materials (split-face CMU) and all equipment will be screened in accordance with the City's Code of Ordinances. The landscaping material used within the site plan meets the requirements of the PD by utilizing tree plantings, shrubs and plants, ornamental grass and groundcover and turf and hardscape. Most of the plantings are spaced along the edge of the property and building, providing a natural buffer around the parking areas and the building's foundation.

Elevations and Perspectives

Elevations are provided for the proposed building and patio, as well as details for the trash enclosure. The building will include mostly brick materials with stucco, faux wood and metal used as accents and rear facing walls. The west elevation, which faces N US 287, contains a combination of brick, large windows with transom details with a covered entry, and a covered patio. The entry feature is a faux wood product that also includes an attached BoomerJack's logo sign. The development contains other attached signage that meets all PD requirements as well as branded art and accent pieces.

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