

C.3 ZC 2016-06 Public Hearing and consideration of a request from Icon Consulting Engineers, Inc for a revision to Planned Development 36 (PD-36) located in the 9000-9100 blocks of North Tarrant Parkway including adjacent parcels on Davis Boulevard and Precinct Line Road.

APPROVED

Clayton Husband made staff's presentation on the zoning change request for an El Pollo Loco fast casual restaurant.

David Gregory, Icon Consulting Engineers, 2840 W Southlake Boulevard, Suite 110, Southlake, presented the project. He stated the developer is requesting additional signage to allow wall signs on all four elevations of the building. He asked if the Commission had any questions about the restaurant, site plan, landscape plan, or building elevations.

Clayton Husband summarized the staff report for the zoning change application. He stated the Development Review Committee recommendations include limiting the number of wall signs to two building elevations and requiring the installation of new landscape islands at the south ends of the parking rows on the Walmart site adjacent to the restaurant site.

Jerry Tyner asked who is responsible for constructing the landscape islands.

Clayton Husband stated the restaurant site is on Walmart property, and staff will work with the developer and Walmart to ensure the islands are constructed if that condition is part of the zoning approval.

Chairman Shiflet asked if the developer is proposing any signs along North Tarrant Parkway.

Clayton Husband stated the developer is working on a replat of the site that would provide street frontage for utility connections and signage.

Chairman Shiflet opened the public hearing at 8:08 p.m.

Seeing no one wishing to speak, Chairman Shiflet closed the public hearing at 8:08 p.m.

MARK HAYNES MOVED TO APPROVE ZC 2016-06 SUBJECT TO DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS ON WALL SIGNS AND LANDSCAPE ISLANDS, AND FINAL CERTIFICATION OF THE SITE PLAN BY THE DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS. DON BOWEN SECONDED THE MOTION.

Bill Schopper asked if the wall posters counted as signs.

Clayton Comstock clarified that if the poster does not have any commercial message, the poster is considered artwork.

Chairman Shiflet asked if the "chicken" at the top left of the building is part of the sign.

Clayton Husband stated it is considered part of the sign and counts toward the permitted square feet of sign area for each elevation.

Mike Benton asked for clarification as to why signs are limited to only two sides of the building.

Clayton Comstock stated that the sign regulations were amended several years ago in response to some projects where many signs were added to the building, which resulted in an evaluation of the wall sign standards.

Chairman Shiflet stated that the City Council also acts as the sign review board, and the number of signs allowed on this project would ultimately be decided by their consideration of the zoning change.

MOTION TO APPROVE CARRIED 6-0.