

**EXCERPT FROM THE SEPTEMBER 1, 2016
PLANNING AND ZONING COMMISSION MEETING MINUTES**

**ZC 2016-13 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM
ROVIN, INC. FOR REVISIONS TO REDEVELOPMENT - PLANNED
DEVELOPMENT 77 (PD-77) LOCATED AT 6700-6720 NE LOOP 820.**

APPROVED

Planning Manager Clayton Comstock introduced the zoning request.

Paul Vinyard, 20125 Fiddler's Green, Frisco, TX presented background information about Babe's Chicken Dinner House and showed images of the proposed Babe's and Sweetie Pie's locations in NRH.

Frank King, 257 Rabbit Run, Dripping Springs, TX, presented information about the recycled materials to be used in construction of the two restaurants.

Planning Manager Comstock summarized the staff report and stated that the purpose of the Planned Development was for building elevations or architecture and signage. The applicant will still need to submit a site plan for approval by the Development Review Committee.

Chairman Randall Shiflet asked about a possible monument sign on Rufe Snow Drive.

Mr. Comstock responded that the applicant does intend to have a sign in that location, possibly for multiple restaurants, but that will be considered an off-site sign and is not a part of this request.

Commissioner Steven Cooper asked for clarification about the proposed height of the monument sign compared to what is currently allowed by ordinance.

Mr. Comstock stated that single tenant monument signs are limited to a height of seven feet.

Commissioner Jerry Tyner asked if there was an exhibit that showed the relationship between this development and the residents to the south.

Mr. Comstock showed the concept plan and stated that the applicant has placed the restaurants as far north as possible on the property and the City's outdoor

lighting standards have been met as far as lighting trespass onto adjacent lots. The fence dividing the restaurant and residential properties will be an 8 foot masonry wall that will match the existing wall behind Taco Cabana.

Chairman Shiflet opened the public hearing and called for anyone wishing to speak to come forward.

Jay Boden, 6741 Corona Drive, asked if property owners could add additional height to the wall that is being proposed for a total of ten feet.

Mr. Comstock explained that the type of wall that is being proposed looks like stone or brick but is stamped concrete that is painted or stained. Eight feet is the maximum height for a wall or fence.

Michael Moss, 6729 Corona Drive, asked if the side streets were proposed to be blocked off for entrance into the development.

Mr. Comstock explained that the existing LaRue Circle extension would connect into this property but Redondo Street would not connect.

COMMISSIONER COOPER MOVED TO APPROVE ZC 2016-13. COMMISSIONER BOWEN SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.