

April 12, 2016

Site Plan: Custer Bridges, Block A, Lot 7 (SP16-0016)
Owner(s): ADR Design, LLC.

DESCRIPTION:

A restaurant on one lot on 1.4± acres on the west side of Custer Road, 210± feet north of McKinney Town Crossing. Zoned Commercial-1. Neighborhood #27. AS

REMARKS:

Access:	Access is provided from Custer Road.
Cross access:	Cross access is provided.
Parking:	Parking is adequate. A portion of the required parking is provided on the adjacent lot. The applicant has filed a separate instrument to provide an easement for the parking. The filing information for the easement will be documented with the filing of the Final Plat.
Open space:	Open space is adequate. The applicant is providing an outdoor seating area in the back of the restaurant with an overlook to the floodway and natural amenity area.
Tree Preservation:	There are no protected trees on the property.
Screening:	Screening is not required.
Façade Plan:	A façade plan has been submitted for staff review.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the façade plan; and
2. Additions and/or alterations resulting from Engineering Services' review of the construction plans.