



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #4 –NOV. 25, 2025

PROJECT NAME:	Texas Roadhouse Building Addition		
PROJECT NUMBER:	PZ-25050002		
LOCATION:	5951 Lyons Road		
APPLICANT/AGENT:	Green Berg Farrow		
APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Deandrea Moise – Planning Manager	dmoise@coconutcreek.gov	(954) 973-6677
Urban Design and			
Resilient Design and	Liz Aguiar – Assistant Director	laguiar@coconutcreek.gov	(954) 973-6756
Development			
Sustainability &	Linda Whitman - Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Photometrics			
Urban Design and	Natacha Josiah - Planner	njoshia@coconutcreek.net	(954) 973-6756
Development			
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas - Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Mike Heimbach - Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Tamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Santiago Florez - Molina - Engineer I	sflorez-molina@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

This review shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for full review to obtain a building permit.

Response: Acknowledged, building plans to be submitted for building permit review.

Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.

ENGINEERING

1. An engineering permit will be required for all proposed civil/site work.

Response: Acknowledged, team to submit.

2. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the engineering permitting stage.

Response: Acknowledged.

3. Additional comments may be provided and/or required upon review of any revised plans.

Response: Acknowledged.

FIRE

1. This review finds the plans compliant with the minimum requirements for DRC consideration. It should be noted that this is not a comprehensive review of the Florida Fire Prevention Code. A full evaluation for compliance with all applicable fire code provisions will occur during the Building Department permit process.

Response: Acknowledged, building plans to be submitted for building permit review.

LANDSCAPING

Reviewed with no comments

PHOTOMETRICS

Reviewed with no comments

POLICE

Reviewed with no comments

SUSTAINABILITY

Reviewed with no comments

TRANSPORTATION

Reviewed with no comments

URBAN DESIGN AND DEVELOPMENT

1. Pending submittal of community meeting package prior to placement on next possible PZB agenda.

Response: Community meeting hosted 12/2/25. Meeting mailer and information provided in the attached.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3 –SEPT. 24, 2025

PROJECT NAME:	Texas Roadhouse Building Addition		
PROJECT NUMBER:	PZ-25050002		
LOCATION:	5951 Lyons Road		
APPLICANT/AGENT:	Green Berg Farrow		
APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar - Assistant Director	laguiar@coconutcreek.net	(954) 973-6756
Urban Design & Sustainability, Urban Design & Photometrics	Sustainable Development Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Linda Whitman - Sustainability Manager	njiosiah@coconutcreek.net	(954) 973-6756
Transportation	Natacha Josiah - Planner	mrighetti@coconutcreek.net	(954) 973-6756
Building	Michael Righetti - Senior Project Manager	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Sean Flanagan - Chief Building Official	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Eileen Cabrera - Senior Engineer	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Ryan Banyas - Fire Marshal	speavler@craventhompson.com	(954) 739-6400
Police	Scott Peavler - Landscape (consultant)	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Barbara Hendrickx - Police Department	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Mike Heimbach - Project Manager	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Thamar Joseph - Engineer I	sflorez-molina@coconutcreek.net	(954) 973-6786
Engineering	Santiago Florez - Molina - Engineer I	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

This review shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for full review to obtain a building permit.

Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



ENGINEERING

1. Sheet C1.0: The proposed building area does not align with the total area addition to the building stated in the development summary; please clarify the 1,078 sf difference between existing building area and proposed building area.

Response: Development summary revised to match correct building addition and total building area.

2. Sheet C1.0: There is no hatched area for existing concrete sidewalk in the legend. Make sure the proposed and existing (to remain) sidewalks are distinctly hatched and called out properly in the legend.

Response: Added sidewalk hatching in legend.

3. An engineering permit will be required for all proposed civil/site work.

Response: Acknowledged.

4. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the engineering permitting stage.

5. Additional comments may be provided and/or required upon review of any revised plans.

FIRE

1. This review finds the plans compliant with the minimum requirements for DRC consideration. It should be noted that this is not a comprehensive review of the Florida Fire Prevention Code. A full evaluation for compliance with all applicable fire code provisions will occur during the Building Department permit process.

LANDSCAPING

No comments at this time.

PHOTOMETRICS

No comments at this time.

POLICE

No comments at this time.

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

No comments at this time.

URBAN DESIGN AND DEVELOPMENT

General Comments

1. Pending receipt of the following prior to the Planning and Zoning Board meeting:
 - a. Digital: One (1) complete set of each as follows:

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- Site plan - unlocked and unsigned.
 - PowerPoint presentation.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document.
- b. Printed: Thirteen (13) complete sets, individually bound / stapled / 3-hole punched.
- Site plan – 11"x17" in size.
 - PowerPoint – no larger than 11"x17" in size.
 - Public outreach report.
 - Sustainable (Green) report.
 - Each round of DRC response document, 8.5"x11" in size.
2. Pending reimbursement to the City for professional landscape review services prior to building permit issuance.
3. Pending payment of Fire Rescue and Law Enforcement impact fees prior to building permit issuance.

Response for 1-3: Acknowledged.

Site Plan

4. *Sheet C1.0* – The proposed building area does not match the total building area addition listed in the development summary. Revise discrepancy between the existing and proposed building areas.

Response: Development summary revised to match correct building addition and total building area.

5. *Sheet C1.0* - Since one (1) parking space was removed and replaced with landscape. Revise the existing and proposed parking count spaces.

Response: Parking counts updated to accurately reflect existing and proposed conditions.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2 – AUGUST 04, 2025

PROJECT NAME:	Texas Roadhouse Building Addition		
PROJECT NUMBER:	PZ-25050002		
LOCATION:	5951 Lyons Road		
APPLICANT/AGENT:	Green Berg Farrow		
APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar - Assistant Director	laguiar@coconutcreek.net	(954) 973-6756
Urban Design & Sustainability, Urban Design & Photometrics	Sustainable Development Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Linda Whitman - Sustainability Manager	njiosiah@coconutcreek.net	(954) 973-6756
Transportation	Natacha Josiah - Planner	mrighetti@coconutcreek.net	(954) 973-6756
Building	Michael Righetti - Senior Project Manager	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Sean Flanagan - Chief Building Official	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Eileen Cabrera - Senior Engineer	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Ryan Banyas - Fire Marshal	speavler@craventhompson.com	(954) 739-6400
Police	Scott Peavler - Landscape (consultant)	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Barbara Hendrickx - Police Department	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Mike Heimbach - Project Manager	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Thamar Joseph - Engineer I	sflorez-molina@coconutcreek.net	(954) 973-6786
Engineering	Santiago Florez - Molina - Engineer I	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

This review shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for full review to obtain a building permit.

Note: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



ENGINEERING

1. Previous submittal provided annotations on site plan of proposed work. Turn on annotations layer.
Response: The annotations are now showing on sheet C1.0.
2. Sheet C1.0: Modify the waste and wastewater provider contact. The Utilities and Engineering Department is responsible for water and wastewater, Public Works is responsible for municipal waste collection.
Response: The contact has been updated on sheet C1.0.
3. Modifications to the square footage of the existing building may impact the existing Water and Wastewater Agreement. Additional impact fees may be required prior to building permit issuance.
Response: Acknowledged.
4. An engineering permit will be required for all proposed civil/site work.
Response: Acknowledged.
5. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the engineering permitting stage.
Response: Acknowledged.
6. Additional comments may be provided and/or required upon review of any revised plans.
Response: Acknowledged.

FIRE

This review does not imply full compliance with the Florida Fire Prevention Code. A comprehensive evaluation with a Building Department permit is required.

LANDSCAPING

No comments at this time.

PHOTOMETRICS

No comments at this time.

POLICE

No comments at this time.

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

No comments at this time.

URBAN DESIGN AND DEVELOPMENT

General

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – JUNE 10, 2025

PROJECT NAME:	Texas Roadhouse Building Addition		
PROJECT NUMBER:	PZ-25050002		
LOCATION:	5951 Lyons Road		
APPLICANT/AGENT:	Green Berg Farrow		
REVIEW/APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director Sustainable Development	laguiar@coconutcreek.net	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njoshia@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
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Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Muayad Mohammed- Engineer I	mmohammed@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

As per 2023 FBC Accessibility Section 208.3.1 states that;

208.3.1 General.

Designated accessible spaces shall be designed and marked for the exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems that substantially impair their ability to ambulate and who have been issued either a disabled parking permit under s. 316.1958 or s. 320.0848 or a license plate under s. 320.084, s. 320.0842, s. 320.0843, or s. 320.0845. **Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4...**

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



The revised parking lot layout locates the accessible parking spaces at a greater distance from the building entrance.

RESPONSE: As seen on the SITE PLAN (C1.0), the striping and ramps were updated so that the ADA stalls are directly in front of the building entrance. The EV charger as well as the signs/bollards and adjusted the sidewalk/landscape to conform to the new parking configuration.

ENGINEERING

1. Modifications to the square footage of the existing building may impact the existing Water and Wastewater Agreement. Additional impact fees may be required prior to issuance of the building permitting.

RESPONSE: Acknowledged.

2. Provide annotation on the demolition plan indicating that any utilities that are to be abandoned must be fully removed from the site.

RESPONSE: Please refer to DEMOLITION & EROSION CONTROL PLAN (C2.0), a note (note 14) has been added which states "ALL UTILITIES WHICH ARE BEING ABANDONED MUST BE FULLY REMOVED FROM THE SITE."

3. An engineering permit will be required for all proposed civil/site work.

RESPONSE: Acknowledged.

4. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the engineering permitting stage.

RESPONSE: Acknowledged.

5. Additional comments may be provided and/or required upon review of any revised plans.

RESPONSE: Acknowledged.

FIRE

1. The main egress door shall not be obstructed while the building is occupied.

RESPONSE: Acknowledged. Texas Roadhouse confirmed that access to the building will not be interrupted during the construction process for guests.

2. If the building will be normally occupied, safeguarding for constitution, alteration, and demolition shall be coordinated with the Fire Marshal and Building Official before commencement and an approved fire safety program shall be required.

RESPONSE: Acknowledged. No construction is planned during the restaurant hours of operation.

3. The fire protection system shall be preserved and maintained operational at all times. The Fire Department shall be notified when a fire protection system is out of service for more than 10 hours for a preplanned impairment. Impairment includes but is not limited to revisions to the water supply, sprinkler system piping, or removal of the ceiling grid. The extent and expected duration shall be communicated. Any risks caused by the impairment shall be mitigated. The fire department shall be notified when the system is impaired and when returned to service.

RESPONSE: Acknowledged.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



LANDSCAPING

1. The Simpson's Stopper tree (MF2) that was shifted near the northwest corner of the building is in conflict with an apparent storm drain line. Please adjust location of the tree so that it is a minimum of 6' offset from the storm drain pipe.

RESPONSE: Tree shifted as requested.

2. Must update the native and non-native tree and shrub/groundcover calculations. It appears that the minimum native percentage is being met but must show updated calculations on the Landscape Plan.

RESPONSE: Calculations have been updated.

3. Please update the City Standard Landscape Notes on sheet L1.0.

RESPONSE: Standard notes added to L1.0.

4. Please show tree symbols on the Tree Disposition Plan (sheet T1.0). It appears that some of them are not showing around the building.

RESPONSE: Tree symbols added to plan.

PHOTOMETRICS

1. Clarify if lighting shown on north façade is new or being relocated from existing. If new provide spec sheets and photometric plans.

RESPONSE: Existing lighting to be relocated. The note has been revised to include sign and lights.

2. Will any parking or other lighting be altered due to the addition?

RESPONSE: No parking or lighting will be altered.

POLICE

1. Ensure there is a light on the outside of the exterior door on the addition.

RESPONSE: Acknowledged. Lighting will be maintained.

No construction is planned during the restaurant hours of operation. There will be construction fencing around the area where construction is going on keeping the site restricted from any guest access. Material storage for the project will be stored in a Conex Container towards the back of the restaurant

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

1. The Site Plan's parking calculation tables or data summary, should be amended and revised in a manner that would summarize and clearly identify the total square foot of the existing vs. proposed Customer Service Area in square feet, a total summary of the existing vs. proposed "Non-Customer Service Area, the total outdoor dining area in square feet, existing parking summary, proposed parking summary, required parking summary, total handicap parking required, total handicap parking provided, total bike parking required, total bike parking provided, etc.; and

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



RESPONSE: Updated parking memo provided with updated square footage and parking information.

2. Additional comments may be forthcoming.

RESPONSE: Acknowledged.

URBAN DESIGN AND DEVELOPMENT

General

1. Applicant shall ensure public participation is part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Applicant is responsible for this effort which is separate and in addition to City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit the written report to Sustainable Development PRIOR to this application being placed on a Planning and Zoning Board agenda. Be advised, outreach presentations shall present most current site plans to match what will be considered by the Planning and Zoning Board and City Commission.

RESPONSE: Acknowledged.

2. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge and provide contact information of person(s) responsible for payments to the City.

RESPONSE: Acknowledged.

3. It is the applicants' responsibility to digitally re-submit revised applications, as applicable, in a timely manner for placement on a Planning and Zoning Board and/or City Commission agenda.

RESPONSE: Acknowledged.

4. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made through plan and written revisions. All corrected documents and plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.

RESPONSE: Acknowledged.

5. Additional comments may be provided at DRC meeting and/or upon review of revised application.

RESPONSE: Acknowledged.

Public Meetings

6. Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital and thirteen (13) printed copies, individually bound, stapled & 3-hole punched of the following to the City;
 - a. Site plan package;
 - Note: digital copy to be **unlocked and unsigned**.
 - Note: Printed copies to be no larger than 11"x17" in size.
 - b. PowerPoint presentation;
 - Note: Printed copies to be no larger than 11"x17" size.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



- c. Public outreach;
- d. Sustainable (Green);
- e. Each set of DRC comment/response document:
 - Note: Printed copies to be 8.5"x11" in size.

RESPONSE: Acknowledged.

7. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials, or maps of the proposed project, and other information as applicable.

RESPONSE: Acknowledged.

Impact Fees

8. This project is subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Pursuant to Ordinance 2025-001, when the gross floor area is increased, but the type of use is not changed, the impact fee rate shall be calculated based only on the increased gross floor area. As such, impact fees shall be calculated as follows:

Fire Rescue:	#931	\$329.50 per each 1,000 GFA
Law Enforcement:	#931	\$729.00 per each 1,000 GFA

RESPONSE: Acknowledged.

Plan – General

9. Clarify how the facility will operate during the expansion and how the restaurant goers will be protected from construction activity.

RESPONSE: No construction is planned during the restaurant hours of operation. There will be construction fencing around the area where construction is going on keeping the site restricted from any guest access. Material storage for the project will be stored in a Conex Container towards the back of the restaurant.

10. Refer to the Building comments regarding the location of the accessible parking stalls.

RESPONSE: Please see response above.

11. Refer to the Landscape comments regarding missing information.

RESPONSE: Please see response above.

12. The drain spout is still showing on the elevation. As a reminder, the drain spout may not be visible and must be concealed within the architecture.

RESPONSE: Drain spouts are not shown on the elevations. They will be maintained as hidden. Rain barrels have been eliminated.

Construction Trailer

13. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares, may require screening, and will require sign review.

RESPONSE: Texas Roadhouse confirmed there will not be a construction office.



1. Pending public participation for this project. Applicant shall submit the written report to Sustainable Development PRIOR to this application being placed on a Planning and Zoning Board agenda. Be advised, outreach presentations shall present most current site plans to match what will be considered by the Planning and Zoning Board and City Commission.

Response: Public participation meeting in coordination, still to be scheduled. Required information to be provided after meeting.

Impact Fees

2. Pending payment of Impact Fees:
 - Fire Rescue: #931 \$329.50 per each 1,000 GFA
 - Law Enforcement: #931 \$729.00 per each 1,000 GFA

Response: Acknowledged.

Site Plan - General

3. In the current layout for the parking, one parking stall has been removed and the parking restriped. The site is well over its required parking so the loss is not a code issue. However, the excess asphalt may not be striped and left in the current configuration. The striped area must be removed, including the curbing, and new landscape proposed in its place.

Response: Revised to include landscape instead of striped pavement.