



Legislation Text

File #: 26-002, Version: 1

AGENDA ITEM REPORT

TITLE:

***TEXAS ROADHOUSE EXPANSION:** A SITE PLAN APPLICATION FOR A 610 SQUARE FOOT ADDITION TO THE EXISTING TEXAS ROADHOUSE RESTAURANT LOCATED AT 5951 LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

BACKGROUND:

The applicant, Jillian Konarski with Greenberg Farrow, is requesting site plan approval for a 610 square foot addition to the existing Texas Roadhouse restaurant located at 5951 Lyons Road (Texas Roadhouse Expansion).

Application and Site Information

Applicant/Agent:	Jillian Konarski - Greenberg Farrow
Property Owner:	Lyons Road Group, LLC
Location:	5951 Lyons Road
Folio No.:	484207130020
Abbr. Legal Description:	SAWGRASS EXCHANGE PLAT 165-2 B PARCEL B
Net Area of Property:	1.25 +/- acres
Existing Use:	Commercial/Restaurant
Zoning:	Planned Commerce District (PCD)
Future Land Use:	Commercial
Plat Restriction:	Sawgrass Exchange Plat - Parcel "D"-102 Single Family Units, Parcel "C"-180 Townhouse Units, Parcels "A" and "B"-317,000 sq. ft. of Commercial Use

DISCUSSION:

Project Description

In October 2016, the Planning and Zoning Board approved the original 7,163 square foot restaurant, Texas Roadhouse, with seating for approximately 281 patrons. At this time, the applicant is requesting site plan approval for a 610 square foot addition to the existing restaurant for dining room expansion, bringing the total seating for patrons to 321 seats. The addition is proposed on the north side of the building adjacent to the main entrance. Renovations include both interior and exterior changes that will be complementary to the existing "western" style architecture, including stucco finish, stone veneers, and barrel roof tile finish.

Existing access on Lyons Road and Sawgrass Boulevard will remain as currently built. There will be minor changes to the restaurant parking lot, which include re-striping and removal of one (1) parking stall to be replaced with a landscape island. The site exceeds the required parking; and as such, the removal of the parking stall will not affect compliance with required parking. Pedestrian connectivity will remain unchanged.

Public Involvement

Site Plan applications are not subject to site posting or public notice requirements. However, the applicant invited plaza tenants and property owners within 700 feet of the subject property to attend a meeting held on December 2, 2025, at 6:15 p.m. at the Recreation Complex - Cypress Room, 4455 Sol Press Boulevard, Coconut Creek, Florida, to present the project and provide an opportunity for questions or comments. No members of the public attended the meeting.

RECOMMENDATION:

Staff has reviewed this application and finds that the Site Plan complies with the Sawgrass Exchange PUD/PCD and the Site Plan Review requirements of the City of Coconut Creek Land Development Code, and recommends approval subject to the following condition:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.

FISCAL IMPACT: N/A