

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Clerk of Council, City Departments  
**Date:** October 3, 2014  
**Re:** Staff Report for Texas Roadhouse – Method of Zoning Change (C-2 to PUD-C)

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**Item #2 – Texas Roadhouse – Method of Zoning Change (C-2 to PUD-C)**  
**(PID # 201408270043)**

**Application:** Method of Zoning Change  
**Location:** 4155 Parkway Centre Drive  
**Applicant:** Emily Bernahl, GreenbergFarrow  
**Current Zoning:** C-2  
**Proposed Zoning:** PUD-C  
**Current Use:** Vacant  
**Proposed Use:** Parking Lot

**Relevant Code Section(s):**

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

**Project Summary:**

The applicant is proposing to rezone the vacant lot east of the Texas Roadhouse site, lot 2 of the Shoppes at Parkway Centre West (parcel 040-015111), from C-2 to PUD-C in order to expand the Texas Roadhouse parking lot. The Texas Roadhouse site and the site for the proposed parking lot are currently owned by separate entities and cannot be combined. Parking lots are permitted as a stand-alone use in PUD-C districts but not on C-2 properties; therefore the applicant is requesting to rezone the property from C-2 to PUD-C.

Staff does not feel the proposed zoning of PUD-C will harm the character of the area or affect the use of adjacent properties, as the parking lot will act as an extension of the existing lot on the Texas Roadhouse site. The property is bordered on all sides by commercial properties (C-2 to the north, west, and south, and PUD-C to the east across Parkway Centre Drive).

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.