

City Council members,

The Highland District Council supports Qdoba Mexican Grill's Variance request for two reasons. First of all the HDC feels that the building design is in the spirit of T2 zoning district, and very much meets the standards of the neighborhood. Secondly, this property has been a vacant lot for over 2 years and each summer is filled with weeds and is a detriment to the economic vitality of Highland Village.

At the request of the HDC and neighbors, Qdoba's owners and architect re-designed the building facade to include more windows and utilize building materials that better fit the neighborhood, moved the patio from the building's rear to the front, and agreed to continue the new pattern of sidewalk onto the patio. Qdoba's plan already included Traditional Neighborhood standards such as rear parking, front entry, and landscaping. If Qdoba is forced to meet the Floor Area Ratio requirement by increasing the building's footprint, then the added square footage in the rear of the building would not be seen by anyone viewing the building from the public right-of-way and it reduces available parking. The HDC feels that with the other adjustments made to the proposed design, Qdoba is keeping with the intent of T2.

The Highland District Council held two community meetings with Qdoba Mexican Grill and the neighbors that live directly behind the proposed location. The attached Resolution is a result of the community meetings. The vacant lot has brought in a criminal element of loitering, noise and graffiti and other minor crimes, that the neighbors have had to call in to the Police.

The willingness of Qdoba to work with the HDC and neighbors and listen to their concerns, has led to the HDC's support for this project. The Highland District Council asks for the support of the City Council members to help promote business in the Highland Park neighborhood.

Thank you for your consideration,

Kathy

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Resolution to Support Variance Request of Qdoba Mexican Grill

Whereas, Qdoba Mexican Grill plans to build a restaurant in Highland Village on the vacant lot to

the east of Walgreens on Ford Parkway; and

Whereas, the floor area size of Qdoba's proposed building is smaller than the size required by building floorareatolotsize

ratios specified in city zoning codes and has submitted a request for a variance to the city; and

Whereas, Qdoba Mexican Grill has reached out to the Highland District Council to share its building

and business plans and met with the HDC Community Development Committee in February and March 2013; and

Whereas, a public meeting was conducted at the March 2013 Community Development Committee

meeting and all residents in the area of the proposed building were notified and invited to attend; and

Whereas, representatives of Qdoba Mexican Grill solicited input, listened to and satisfactorily responded to questions and concerns of the district council and residents which included:

- Building design and streetscape to be consistent with the character and design of the existing business area

- Patio placement and outside noise

- Parking, traffic flow and supplier deliveries

- Dumpster placement and refuse pickup

- Food and waste odors

- Employee parking

- Outdoor lighting

- Hours of operation

- Access to adjacent alley and alley speed bumps

- Landscaping, screening and trees

Be it resolved that the Highland District Council supports Qdoba Mexican Grill's request for a variance of the floor area ratio.

Resolution 2013 04D