* Original/last Planning Commission (EPC) Eastdale Center Site Plan approved for multiple phases in 1986. It does not appear that much, if any, of this site plan was implemented as originally conceived but this is still the valid, original plan.
* An administrative amendment was approved in 2003 for the Whataburger restaurant. Slightly lower square footage than the restaurant originally proposed in this location. Adjustments to parking and landscape for its portion of the site plan were minor, perhaps slightly fewer trees. This amendment ignored the entry improvements proposed immediately to the east of the restaurant, which were never implemented, including a significant amount of landscaping that was supposed to be added.
* Another administrative amendment was approved in 2004 for the Starbucks portion of the property. This replaced the original Phase 2 restaurant, again with minor parking adjustments and similar landscaping/trees provided. This generally tracked with the area designated as Phase 2 on the original site plan. Entry and landscape improvements to the north of Phase 2, including significant landscaping were never implemented.
* In 2015, the bank underwent a façade upgrade, and an amendment was approved for landscaping in response to a violation notice for noncompliance with the approved landscaping standards.
	+ The original site plan had up to approximately 90 trees proposed across the property with significant revisions to the main site entries from Candelaria and Eubank.
	+ The 2015 approval scaled back this landscaping to 35 new parking lot/street trees. 2 existing street trees remained along Candelaria, which have now died and/or been removed. Other landscaping shown as existing included the Whataburger and Starbucks portions of the property. 2 Honey Locust trees in front of the Whataburger, as shown on the approved 2003 amendment, have been removed since 2011. One tree shown on the approved Starbucks amendment appears to have been removed from an island at the northwest part of that portion of the site. 9 trees remain by the Whataburger drive-through, and ~19 trees remain near the Starbucks. Staff determination is that at least 68 trees shall be provided on the property, not including the screening trees along Lexington the south.
	+ It appears at least 74 trees will remain and/or are proposed in total on the amendment site plan.
	+ 920 proposed parking spaces would otherwise require 92 trees. No parking space shall be located farther than 100 feet from a tree trunk. The proposed parking lot islands between Albertson’s and near Candelaria appear to be ~350 feet apart, potentially leaving a gap in the center of the parking lot.
	+ It appears the Candelaria frontage has plenty of trees, but additional trees may be needed near the northeast driveway from Eubank, which could also fulfill parking lot tree requirements in that corner. Some may be provided by the Burger King development.