

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017

PUBLIC HEARING AGENDA Item #18 - SU170503/S170509 - Specific Use Permit/Site Plan - Retail, Restaurant, and QSR at Grand Central Crossing, Lot 3 (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction of a 6,813-square-foot building for retail/restaurant uses and operation of a restaurant with a drive-through. The 1.74-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the applicant is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

Ms. Ware stated the applicant intends to construct a 6,813 square-foot building for retail and restaurant uses on Lot 3 of Grand Central Crossing Addition. A restaurant with a drive-through is proposed for the east side of the building. Smoothie King will occupy approximately 1,500 square feet of the building and operate the drive through. City Council approval of a Site Plan is required for the development of properties within a planned development district or an overlay district. Development at this location requires site plan approval by City Council because the property is zoned PD-273A and within the SH 161 Overlay District. A Specific Use Permit is required for a restaurant with a drive-through that is located within 300 feet of a residential district or in an overlay district. Operation of a restaurant with a drive-through at this location requires a Specific Use Permit because the property is within 300 feet of a residential zoning district and within the SH 161 Overlay District. The 1.74-acre property is one of six lots in the Grand Central Crossing Addition, a 10-acre development for restaurants, retail, and a hotel. The proposed multi-tenant building is 6,813 square feet. Smoothie King will occupy about 1,500 square feet on the east side of the building and operate the drive-through. The property is accessible by a drive on Arkansas Lane; a mutual access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. Table 3 provides the parking calculations for the proposed development. The number of parking spaces provided exceeds the number of spaces required.

Ms. Ware stated the development is subject to the standards for GR District in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. The UDC requires a 15-foot landscape buffer planted with trees. However, a 100-foot power line easement with overhead transmission lines is located along the east property line. Structures and tall landscaping are prohibited from being placed within the easement. The applicant has proposed an open space amenity within the 100-foot power line easement as an alternative to the required landscape buffer with trees. The open space design includes walking trails, short plantings and benches. Residents will be able to access the green space amenity through a portal in the existing wall. The open space amenity was presented to representatives of the Brookfield North Homeowners Association. Representatives of Brookfield North HOA requested that the portal be gated and locked.

Ms. Ware stated the purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are intended to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building exterior is primarily clad in brick and stone. The proposed building elevations meet the materials requirement. Primary facades are required to include the architectural features. The proposed building elevations meet the standards for architectural elements, parapet with cornice, and roof profile variation. The south and east building facades do not satisfy the requirements for covered walkways and windows.

Ms. Ware noted PD-273A requires that developers of multi-tenant buildings submit a unified signage plan to encourage unified design treatments and consolidation of multi-tenant signs. The signage plan submitted by the applicant meets UDC requirements. This site plan establishes the design theme for the development. Subsequent development shall be required to use a minimum of three of the elements. The design theme includes the following elements:

- Predominant use of complimentary earth tones,
- Color palette that favors the warm end of the spectrum,
- Light/dark contrast between two masonry veneers,
- Textural contrast between two masonry veneers, and
- Limited use of a deep saturated color as an accent.

Ms. Ware stated the applicant is requesting an exception to the requirement for covered walkways along 50% of the length of the façade for the south and east facades and an exception to the requirement for windows along 50% of the length of the façade for the south and east facades. The applicant has proposed the following compensatory measures: Higher percentage of stone and Cast stone and brick accent banding

Ms. Ware stated staff recommends approval with the following conditions:

- Restaurant with drive-through hours of operation shall be limited to the following hours:

Day	Hours
Monday – Friday	7:00 am to 9:00 pm
Saturday	8:00 am to 9:00 pm
Sunday	10:00 am to 8:00 pm
- Phasing of the open space amenity is determined in the recommendation by the Planning and Zoning Commission.
- The Walmart drive is striped to show two entrance lanes and one exit lane.

Commissioner Moser asked how far, would the drive-through be from the residential.

Ms. Ware replied 100 ft. from the residential.

Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Byron Wadley, 1919 S. Shiloh Road, Ste 440, Garland, TX and Don Sopranzi, 10260 N Central Expressway, Dallas, TX were present representing the case and to answer questions from the Commission

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU170503/S170509 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**