



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 7, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley

COMMISSIONERS ABSENT: Eduardo Carranza and Shawn Connor

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #6- SU181101/S181101 – Specific Use Permit/Site Plan – Proposed Retail, 904 W. Polo Road (City Council District 6). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a proposed retail development with fried chicken, donuts, and an unlisted use. Lot 12, Block 5, Amesbury Estates, City of Grand Prairie, Dallas County, Texas, and zoned Planned Development-247 (PD-247) and located at the address 904 W. Polo Road. The applicant is Ajaz Khan and the owner is Michael Eve.

Mr. Helm stated the site is accessible from Polo Road. There are two separate drive-through on the property. The east drive-through is a roundabout servicing to the donut shop. The west drive-through services the fried chicken restaurant. The drive-through lanes each provide the required number of stacking spaces. There is approximately 870 square feet of dining area in the combined two restaurants and 1,375 square feet of retail space. The proposal includes 26 parking spaces and 3 disabled parking spaces, which meets the parking requirements for this site. The proposal meets the density and dimensional requirements. The proposal meets the landscape and screening requirements. The proposed elevations meet the material requirements of 100% masonry in addition to the maximum of 75% of a single material adjacent to arterial roads.

Mr. Helm stated the applicant is not requesting any exceptions or appeals. The Development Review Committee recommends approval with the condition that Engineering gives full approval to the utilities before building permit.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case SU181101/S181101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Moser

Ayes: Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 7-0

Motion: **carried.**