



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 4, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

COMMISSIONERS ABSENT: None

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, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #14-SU190201/S190201 - Specific Use Permit/Site Plan - Chick-fil-A (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Chick-fil-A, a 5,242 sq. ft. restaurant with a drive-through, on 1.44 acres. Tract 11, Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned C, within the SH-161 Overlay District, generally located at the southeast corner of S HWY 161 and W Pioneer Pkwy, and addressed as 1201 Pioneer Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Getra Sanders, Chick-fil-A, Inc., and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the proposed use is a restaurant with drive-thru. The site plan includes the 5,242 sq. ft. restaurant with a drive-through, dumpster enclosure, drive aisles, and 62 parking spaces. The site will be accessible from northbound SH 161 frontage road and Pioneer Pkwy using the center's internal access drives, which are part of Lot 1. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The proposal meets or exceeds the landscape and screening requirements. The building is primarily clad in two types of brick and stone. Appendix F

requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The proposal meets the stone accent requirement.

Ms. Ware noted the following architectural features are required: articulation, parapet with projecting cornice, windows, covered walkways or awnings, and roof profile variation. The proposed building elevations substantially conform to the building design requirements in Appendix F. The applicant is not requesting any exceptions. The Development Review Committee recommends approval with the following conditions: Prior to construction, the applicant shall submit the final plat with the cross access easement located on Lot 1 amended to reflect the proposed drive depicted on the site plan. The amended easement and instrument number shall be added to the plat and the plat shall be filed prior to construction and the wall-mounted equipment on the west façade shall be screened from view from the SH 161 frontage road. The applicant shall select, plant, and maintain plantings with adequate height and spread to screen the wall-mounted equipment.

Commissioner Smith stated her concern is the congestion at this location. Ms. Ware stated this building would have more separation from the other restaurants and is the last pad-site on the northern side for this development.

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

Bryan Burger with Burger Engineering, LLC, 17103 Preston Road, #180, Dallas, TX stepped forward representing the case.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU190201/S190201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried.**