



**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

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 8:00 p.m. Commissioner Motley gave the invocation, commissioner Coleman led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P190201 - Final Plat - Chick-fil-A – Bush and Pioneer Addition, P190202 - Final Plat - Prairie Gate Addition, Lot 1, Block A, P190203 - Preliminary Plat - Robinson Apartments, Robinson and Forum, and RP190201 - Replat - Mountain Lakeview Addition, Lots 1-R & 2-R, Block 12.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 3, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190103 - Final Plat - Prairie Ridge Offsites (City Council District -). Final Plat for platting and dedication of southern segment of Prairie Ridge Boulevard from Goldenrod Drive to Sunflower Drive, and the full extent of Prairie Ridge Boulevard approximately 600 feet west of Sunflower Drive. 5.765 acres out of the J. Stewart Survey, Abstract No. 961, City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

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Item #4-RP190103 - Replat - Westchester Town Center, Phase 3A, Lot 1R-2, Block 1 (City Council District 6). Final Plat of Westchester Town Center, Phase 3A, Lot 1R-2, Block 1, being a replat of Westchester Town Center, Phase 3S, Lots 1R & 3, Block 1, City of Grand Prairie, Dallas County, Texas. The property is zoned PD-379 and addressed as 4603 and 4607 S Carrier Pkwy. The applicant is Stuart Shaw, Mariposa Westchester LP.

Item #5-RP190104 - Replat - Epic West Towne Crossing, Phase 1, Lots 1R & 2, Block C (City Council District 2). Final Plat of Epic West Towne Crossing Phase 1, Lots 1R & 2, Block C, being a replat of Epic West Towne Crossing Phase 1, Lot 1, Block C, City of Grand Prairie, Dallas County, Texas. The property is zoned PD-364, within the SH 161 Overlay District, and addressed as 3160 S Highway 161. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Angel Robinson, Main Event Entertainment, and the owner is John Weber, Epic North West Towne Crossing LP.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P190201, P190202, P190203, and RP190201, and approve the minutes of December 3, 2018, and approve public hearing consent agenda items P190103, RP190103, and RP190401.

Motion: Lopez

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

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

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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.**

PUBLIC HEARING AGENDA Item #7- S190102 - Site Plan - Mariposa Apartment Homes, 4603 and 4607 S Carrier Pkwy (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for Mariposa Apartment Homes, a 93-unit multi-family development for adults aged 55 years and older, on 4.130 acres. Westchester Town Center Phase 3A, Lots 1 and 3, Block 1, City of Grand Prairie, Dallas County, Texas, zoned PD-379. The applicant is Stuart Shaw, Mariposa Westchester LP.

Ms. Ware stated the 93-unit multi-family development is accessible from Polo Rd with an emergency access/exit only drive on Carrier Pkwy. The development includes internal green spaces, pool, two garden areas, dog-park, and clubhouse. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the required total parking spaces, covered parking spaces, and garage parking spaces. The proposal meets the landscape and screening requirements. The replat establishes a conservation easement intended to preserve existing trees in the far north portion of the property; this area is to be left in its natural state. The site plan is showing a dog park in part of this area. Staff does not object to the proposed location of the dog park provided no trees are removed. The applicant will preserve the existing tree line along Carrier Pkwy and Polo Rd. The exterior finish materials include stone, brick, stucco, and fiber cement siding. A single material, texture, or color cannot exceed 60% of a façade. Brick exceeds 60% on all but two of the façades. The applicant is providing amenities from the Environmentally Friendly Features and Technology categories. The proposal meets Appendix W requirements for amenities.

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Ms. Ware stated the UDC states that dumpsters shall not be located within the building setback along a street right-of-way. The dumpster is located within the building setback along Carrier Pkwy. Staff suggested that the applicant relocate the dumpster to this location to better accommodate trash pick-up. The brick dumpster enclosure, perimeter fencing, and the preservation of existing tree line will minimize the impact of the dumpster at this location. Appendix W states that a single material, texture, or color cannot exceed 60% of a façade. Brick exceeds 60% on all but two of the façades. The applicant has been working with the Westchester HOA on the design and increased the amount of brick used on each façade in response to HOA comments. Staff does not object to this exception.

Ms. Ware stated the Development Review Committee recommends approval as presented with the condition.

1. The applicant shall continue to work with Westchester HOA on the design of the corner feature. Exhibit F - Corner Feature depicts a design concept produced by the HOA. The applicant shall provide Staff with written documentation of Westchester HOA's approval of the design prior to submitting plans for a 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.

Casey Bump with Mariposa Westchester LP, Mopac Expressway South, V-100, Austin, TX, was present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case S190102 as presented and recommended by staff, granting the applicants requested exception to the building materials. The action and vote being recorded as follows:

Motion: Coleman

Second: Motley

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8- Z190101 - Zoning Change - 1002 Small Street, Residential (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for Zoning Change for 0.990 acre tract from General Retail (GR) to Single Family-Four Detached residential (SF-4) District to allow for the zoning to conform to the existing residential land use. Being a 0.990 acre tract located in the Richard Wilson Survey, Abstract No. 1528, Page 20, City of Grand Prairie, Dallas County, Texas. Zoned

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GR, generally located at the northeast corner of NE 10th Street and Small Street. The property is located in City Council District 5. The owner is Charles/Katie Hughes.

Mr. Lee stated the applicant is requesting a zoning change of a 0.990-acre property from General Retail (GR) District to Single Family-Four (SF-4) District in order to conform with the surrounding residential land uses. The original single story 2,700 square foot home was constructed in the mid-1940s. Consisting of wood frame construction and exterior brick veneer. The home has a pier and beam foundation. The current owner/applicant has resided in the house for multiple years dating back beyond 1990s and has since retired and their family plan to relocate. Previous Use Charts in the Unified Development Code allowed for single family uses by right within the GR zoning district and has since been revised. The revision of the Use Charts essential restricts single family uses in GR districts and thereby making all single family land uses within GR nonconforming. Note: Any nonconforming structures on the property are not made legal by the rezoning and will be governed by Article 19 of the Unified Development Code. The 0.990 acre unplatted property dates back to the mid-1940s. The existing home is situated towards the southwestern portion of the tract (near the Small Street at 10th Street intersection. Over the years, improvements include a detached garage, a wood shop, gazebo, wood deck and an accessory storage building. The dimension of the tract are 149' width and approximately 290' depth; therefore, if redeveloped the property could accommodate four SF-4 single family Detached residential homes. Future lots and new development must conform to the density and dimensional requirements of the Unified Development Code.

Mr. Lee stated the Development Review Committee recommends approval of the requested zoning change from General Retail District to Single Family-Four District.

Commissioner Coleman asked if this was the property located adjacent to a Church. Mr. Lee replied yes.

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

Charles and Katie Hughes, 1002 Small Street, Grand Prairie, TX, were present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

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Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9- Z190102 - Zoning Change - 1621 Alspaugh Lane, Residential (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change for Florence Hill 1, Lot 21, on 1.02 acres from Neighborhood Services (NS) to Single Family-Two Residential Detached (SF-2) to allow for the development of two single family detached homes. The 1.02 acre property is located at the southeast corner of Matthew Road and Alspaugh Lane. The owner is David Hines.

Mr. Lee stated the applicant is requesting a zoning change of a 0.986-acre property from Neighborhood Services District to Single Family-Two District in order to conform with the surrounding residential land uses. The original tract was previously used for neighborhood grocer & bait shop and single family residence, dating back to the 1970s. Structures on the property has since been demolished except for the commercial pole sign for the previous use. The property has since been platted as Florence Hill, Lot 21. The applicant resides in Grand Prairie and intends to build a single family residential detached home for retirement and consider a future space for another home intended for family members. Previously, the entire neighborhood was zoned Planned Development 84 District in the early 1970s intended single family homes to be developed at SF-2 standards. Subsequently, a one-acre parcel was set aside for commercial uses to serve the neighborhood as a local grocery, bait & tackle shop. The approximate one-acre lot is the subject of this request. The dimensions of the tract are 185' width and approximately 230' depth; therefore, could accommodate two SF-2 single family detached homes if redeveloped. If rezoned to Single Family-Two District, the subject property will be governed by the Single Family-Two District standards. Future lots and new development must conform to the density and dimensional requirements of the Unified Development Code.

Mr. Lee stated the Development Review Committee recommends approval of the requested zoning change from General Retail District to Single Family-Two District, provided that no building permit will be issued for construction of a single-family dwelling prior to: Removal of the existing pole sign and Removal of the driveway along Matthew Road.

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

David and Susan Hines, 813 Woodhaven Lane, Grand Prairie, TX, were present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190102 as presented and recommended by staff. The action and vote being recorded as follows:

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Motion: Moser

Second: Lopez

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10- Z190103 - Zoning Change - 1310 Ranch Road, Residential (City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation to rezone 0.43 acres from A, Agricultural District to SF, Single-Family Residential District for the purpose of constructing a single-family home. Described as Tract 77, SH 1B, Matthew Road Mobile Home Estates, 0.43 acres out of the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned A, Agricultural District. The owner is Benito Galarza.

Mr. Jones stated the applicant is seeking a zoning change from Agriculture District to Single Family-Five District to allow for the construction and occupancy of a detached site built home. A detached single-family home is permitted in the Agriculture District, but the existing lot size (0.43 acres) does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres) within the Agriculture District. However, if the property is rezoned to Single Family-Five District, the property and home will meet the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre. A single-family residence requires connection to a sewer system, a water source, and adequate access. The applicant has addressed these functions as follows: **Sewer System** - A site built house will need to provide a sewer system that meets the requirements of the Environmental Services Division. The applicant understands that the current septic system will likely need to be upgraded or replaced pending the completion of site and soil evaluations based on the size of the home and the number of bathrooms. **Water Source** - The Matthew Road Mobile Home Estates community provides water for its parcels through a private water district. There are no fire hydrants located within the mobile home park. **Adequate Access** - The subject property is accessed via Ranch Road, a 60-ft. prescriptive easement. This roadway is maintained, at a very minimal level, by individuals within the Matthew Road Mobile Home Estates community.

Mr. Jones stated all Density and dimensional standards have been met. Staff recommends approval of the requested zoning change from Agriculture District to Single Family-Five District subject to the following conditions: Approval is obtained for the use of a new septic system and safe removal of any existing system. A Final Plat is approved prior to construction and filed prior to occupancy.

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

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Benito Galarza, 2711 Gilbert Circle, Arlington, TX, was present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z190103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Motley

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

Nays: None

Approved: 7-0

Motion: **carried.**

Commissioner Bill Moser recused himself from case number Z190104, due to a conflict of interest.

PUBLIC HEARING AGENDA Item #11- Z190104 - Zoning Change - 401 and 403 College St (City Council District 5). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning change from 2F to CA. Lots 5, 6, and 7, Block J/9, W. H. Thomas' Second Addition, City of Grand Prairie, Dallas County, Texas, zoned 2F, within CBD2. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Juan Torres, United Residential Group.

Ms. Ware the purpose of the zoning change is to rezone the property from Two-Family District to Central Area District. The applicant intends to use the property as an office. 401 College St. has a specific use permit for a Doctor's Office, which was approved by City Council in 1971. The property is zoned 2F and a Doctor's Office is not listed as a permissible use (by right or with a specific use permit). Therefore, expanding to include 403 College St and amending the existing specific use permit to allow offices is not feasible. Rezoning the property to CA will allow uses listed as permissible used under CA in addition to office. Any future building additions or changes may require a replat. New development will require Site Plan approval.

Ms. Ware stated the Development Review Committee recommends approval.

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

Michael Salcedo, 110 SW 2nd Street, Grand Prairie, TX was present in support of this request and to answer questions from the commission.

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Commissioner Motley asked what type of business would be conducted at this location. Mr. Salcedo stated his business is an Engineering Architectural Firm his current location is behind the Brass Bean on Main Street, but has out grown the building and needs to expand.

Commissioner Coleman stated Mr. Salcedo does a lot of work for the City and he has been in his office, his business would be a good addition to the City.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z190104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Abstain: Moser

Approved: 6-0-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12- SU181201/S181201 - Specific Use Permit/Site Plan - GSW Logistics Addition, 612 E. Avenue J (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Oscar Orduno, Inc. consisting of 9,485 square feet of office space with Heavy Equipment Storage and Repair on 6.364 net acres. Lot 4, Block B, GSW Logistics Addition, City of Grand Prairie, Tarrant County, Texas. 9.981 acres zoned LI, Light Industrial within the SH-360 Corridor Overlay, located approximately 950 feet east of SH-360 and addressed as 612 E. Ave. J, Grand Prairie, Texas. The agent is Aaron Wolf, ViewTech, Inc. and the owner is Oscar Orduno.

Mr. Jones stated the applicant intends to establish a corporate office and storage yard in the Light Industrial district. The office component will consist of an 8,297 square foot single-story modern style building with a combination of concrete tilt-wall and glass curtain construction. The building has been designed to blend with the existing topography and tree canopy, along with an outdoor patio and amphitheater. The storage yard will consist of concrete paving and fire circulation areas in which no vehicle or materials storage will be allowed. A combination of 7 foot masonry screening wall and existing mature trees is designed to shield views of the storage area from Avenue J. The final configuration of the storage yard may change based on the reconfiguration of the existing floodplain. The third component is a 12,710 private maintenance facility intended for equipment owned by the operator. The applicant intends that the appearance of the building complement the design of the office with use of tilt wall and metal accents behind the existing native trees. The proposal meets or exceeds the density and dimensional requirements. The applicant has designed the project to take advantage of existing trees for

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aesthetic and screening purposes. As part of the site design process, a tree survey was conducted cataloguing the caliper inch size of trees existing on site. Per Section 8.7.3 and Section 4.B of Appendix F, Unified Development Code, the applicant proposes to use existing trees as credit for 5 required trees and 12 parking spaces.

Mr. Jones stated the applicant is requesting exceptions from the Appendix F design guidelines related to stone accents and building articulation, as well an exception to the parking setback requirement in the corridor overlay. These exceptions are further outlined in Exhibit F. Staff has worked with the applicant to create a coherent look for both buildings that both compliments and blends with the existing trees and terrain of the site. The landscaping buffer exception is due to a handicapped accessible space encroaching into the required 30 foot buffer by approximately 14 square feet. Given the shape and existing limitations of the property as well as the number of existing trees that are being preserved for screening purposes, staff does not object to this minor encroachment. Staff recommends the Specific Use Permit be subject to the following conditions if approved:

1. The applicant complete a flood study prior to construction and obtain all necessary permits through the Engineering Department and FEMA, where applicable.
2. Adjust location of screening wall to avoid existing tree roots.
3. Either the office and shop buildings and the storage yard will be constructed at once, or the office will be constructed first. In any event, no certificate of occupancy, whether temporary or final, will be granted for the shop and storage area until a final certificate of occupancy is granted for the office building.
4. All existing trees identified on the Site Plan will be preserved during construction in accordance with Article 8 of the Unified Development Code.
5. Storage and parking of trucks, trailers, heavy equipment, and machinery described in Exhibit B, "Operational Plan" will be limited to the rear portion of the lot as indicated in Exhibit C, "Site Plan."
6. Outside materials storage will not exceed a height of one (1) foot below the top of the masonry screening wall to be erected adjacent to Avenue J.
7. The SUP for the Outside Storage and Heavy Equipment Storage will be reviewed 12 months after issuance of a Certificate of Occupancy.

Commissioner Coleman state his concern with this type of development is the noise, even though the neighborhood is more than 300 feet away they should be notify of the use, noise travels more than the 300 foot notification radius, and beyond. He recommends tabling this case until the neighborhood is notified.

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

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Oscar Orduno with Specialty Contracting, 4600 Fuller Drive, Irving, TX and Josh Nimmo were present in support of this request and to answer questions from the commission. Mr. Nimmo gave a presentation and introduced the commission with three different types of building materials and asked that they all be approved; a plaster finish, a stone veneer with metal, and masonry with custom metal veneer. They are proposing masonry for the office building and metal for the shop area.

Commissioner Fisher stated he likes the concept, but he also lives in this area and asked the property be kept up in the future, and what the amphitheater would be used for.

Mr. Orduno stated his current office is located in Irving and the shop is located in Keller, he would like to move his operation to the City of Grand Prairie. He has been in business for four years and his business has grown therefore he is in need of a new location. The amphitheater would be used for corporate use only, special events, annual holiday events, and training purposes.

Commissioner Coleman asked if he already purchased the property. Mr. Orduno replied yes.

Commissioner Smith stated she is also concern with the noise has a noise study been conducted and have they had any complaints at their current location, she would also like to see the case postponed. Mr. Orduno replied no they have never had any complaints.

Commissioner Lopez asked if there would be any maintenance conducted on their trucks and equipment. Mr. Orduno replied they have three trucks onsite and would only be conducting minor repairs and maintenance any major repairs would be conducted elsewhere.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU181201/S181201 as presented and recommended by staff, with the SUP for the Outside Storage and Heavy Equipment Storage be reviewed 12 months after issuance of a Certificate of Occupancy and approve the requested metal materials for the buildings. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

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

Nays: Coleman

Approved: 6-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13- S190101 - Site Plan - Texas Road House (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for Site Plan for Texas Roadhouse, an 8,210 sq. ft. restaurant on 2.5 acres.

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Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Dallas County, Texas, zoned PD-29, within the I-20 Overlay District, and generally located north of W I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Ms. Ware stated the proposed use is a full service restaurant. The site plan includes the 8,210 sq. ft. restaurant, dumpster enclosure, drive aisles, and 195 parking spaces. The site is accessible directly from Sara Jane Pkwy. An access easement along the south of the property and adjacent lots will provide indirect access from I-20 to the site. The access easement will be created with the final plats for this property and adjacent tracts. The proposal meets the density and dimensional requirements. The maximum height of the architectural roof is 28 ft. The flag poles on top of the tower elements extend to 40 ft. Article 6 of the UDC allows certain features to be constructed 15 ft. higher than the maximum height requirement if not more than one-third of the total roof area is consumed by such features and the features are set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached. The flag poles require an exception because they are set back 3 ft. from the roof. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape and screening requirements. The building is primarily clad in brick and stone with fiber cement siding accents and a metal roof. 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 stated 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. Appendix F requires windows along 50% of primary façades. The proposed elevations require a variance to this requirement to allow the north, west, and east façades to be constructed with windows along less than 50% of the façade. Staff does not object to a variance. The elevations depict windows along 50% of the combined north and south façades and 47% of all four façades. The maximum height of the architectural roof is 28 ft. The flag poles on top of the tower elements extend to 40 ft. Article 6 of the UDC allows certain features to be constructed 15 ft. higher than the maximum height requirement if not more than one-third of the total roof area is consumed by such features and the features are set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached. The flag poles require an exception because they are set back 3 ft. from the roof. Staff does not object to this exception.

Ms. Ware stated the Development Review Committee recommends approval with the condition that the applicant reconfigure the placement of street trees so that the distance between trees does not exceed 50 ft.

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Commissioner Lopez asked if parking would be permitted along Sara Jane Parkway. Ms. Ware replied no, but they are exceeding the parking requirements.

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

Yelena Fiester with Civil Architectural Firm GreenbergFarrow, 5500 Democracy Drive, Plano, TX was present in support of this request and to answer questions from the commission.

Commissioner Motley asked if the building would be much larger than the existing location and what would happen to the existing building.

Mike Medrano, General Manager at Texas Roadhouse, 2536 W. IH-20, Grand Prairie, TX, stated the new building would be about 1,000 square foot larger and have a lot more parking he has been working with Marty Wieder in Economic Development in leasing out the current location.

There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case S190101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Smith

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

Nays: None

Approved: 7-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item#14- USP190101 - Unified Signage Plan - Texas Road House (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Dallas County, Texas, zoned PD-29, within the I-20 Overlay District, and generally located north of W I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company.

Ms. Ware stated the purpose of the request is to consider a variance to the sign standards in Article 9 of the Unified Development Code through a Unified Signage Plan. The applicant is proposing to construct a 50 ft. pole sign on the property. Although pole signs are prohibited, the number of existing pole signs along I-20 is significant. Exhibit C - Existing Pole Signs shows the location of the proposed pole sign in relation to existing pole signs north of I-20. City Council has approved pole signs in this area in the past.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JANUARY 7, 2019

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

Yelena Fiester with Civil Architectural Firm GreenbergeFarrow, 5500 Democracy Drive, Plano, TX and Mike Medrano, General Manager at Texas Roadhouse, 2536 W. IH-20, Grand Prairie, TX, were present in support of this request and to answer questions from the commission.

There being no discussion on the case commissioner Moser moved to close the public hearing and approve case USP190101, a variance to the sign standards in Article 9 of the Unified Development Code to construct a 50 ft. pole sign on the property. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

Approved: 7-0

Motion: **carried.**

Commissioners Comments:

Commission Moser moved to adjourn the meeting of January 7, 2019. The meeting adjourned at 9:17 p.m.

Joshua Spare, Chairperson

ATTEST:

Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.