

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 29, 2016

Mrs. Thomas noted cases SU160901/S160902 and Z160901 are related cases and would be heard concurrently.

PUBLIC HEARING AGENDA Item #13 – SU160901/S160901 - Specific Use Permit/Site Plan - Sonic Drive-In (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.67-acre property, located at 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

PUBLIC HEARING AGENDA Item #14 – Z160901 - Zoning Change - Camp Wisdom Sonic (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval to amend the concept plan and 0.67 acres in Planned Development-130 (PD-130) District to allow General Retail-1 (GR-1) District uses. The 0.67-acre property, located at 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

Mrs. Thomas stated the applicant requesting approval of a specific use permit, site plan, and zoning change to construct and operate a 1,608-square-foot restaurant with drive-through on 0.67 acres in PD-130 district and to change the zoning from PD-130 for single family-1 District to PD-130 for GR-1 district uses on 0.67 acres, as well as, a replat to subdivide 9.76 acres into two lots; one-9.09-acre lot and one-0.67-acre lot. The 0.67-acre property is undeveloped. One access point has been provided to Camp Wisdom Road which links to a mutual access easement through the property to the east and west. The site will be developed with a 1,608-square-foot restaurant with associated parking. Article 10 indicates the parking requirement for restaurants is one space per 100 square feet of designated dining and waiting area, including outdoor dining areas. The site plan indicates the area devoted to dining and waiting is 564 square feet.

Mrs. Thomas stated the statement of operation indicates the restaurant will be open from 6:00 a.m. to 12:00 p.m. seven days a week. The elevations as proposed are consistent with the UDC requirements. The UDC requires façades to be 100% masonry, excluding doors and windows. The applicant is proposing a brick and stone façade. Based on the information submitted by the applicant, 97%-99% of the building will be primary masonry. Staff recommendation is that the applicant provide the minimum required 100% masonry on all façades. The site plan does comply with all of the minimum landscape requirements set forth in the UDC.

Mrs. Thomas stated the DRC recommends approval of the request for a Specific Use Permit, Site Plan, and Zoning Change to allow construction and operation of a restaurant with drive through window, subject to the following conditions:

1. The site plan shall be consistent with all regulations in the UDC as amended.
2. The building elevations shall be revised to provide 100% primary masonry on all façades

as required by Article 6 of the Unified Development Code prior to final mylar approval by the Planning and Zoning Division. Construction of the building shall comply with the approved site plan package approved by the City Council.

3. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU160901/S160901.
4. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding foot service.

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

Michael Salcedo with Salcedo Group Inc., 110 SW 2nd Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Salcedo stated they have been working with staff on the access points and sanitary sewer issues. This Sonic would have a new look and be 100% masonry.

Commissioner Moser asked if the property to the west would have a mutual access easement, and Commissioner Johnson asked if the east side would also have a cross access easements, and are there any plans to extend the development further east.

Mr. Salcedo replied there is an access easement to the west, but there are no plans of any further development to the east.

Samir Bedair, 2869 White Oak Drive, Grand Prairie, TX was present in support of the request and Brenda Hutchison, 2867 Red Oak Drive was present in opposition to the request.

Tamara Watson, 5127 Garden Oak Road, Grand Prairie, TX stepped forward in opposition to the request. Mrs. Watson stated she lives right adjacent to the Church and asked what would happen once this Sonic fails and is left vacant, she noted there are several Sonic's already in the area not too far from this site. Sonic is not the best use of the property or the neighborhood.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU160901/S160901 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Smith

Ayes: Conner, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: Johnson

Approved: 8-1

Motion: **carried.**