



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 4, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Shawn Connor, Eduardo Carranza, and Max Coleman.

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, Colby Collins, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

Chairperson Motley gave the invocation, Commissioner Coleman led the pledge of allegiance to the US Flag, and Commissioner Fisher led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180101 – Preliminary Plat – Prairie Gate Addition, P180102 – Preliminary Plat- Avilla Heritage, P170103 – Final Plat- Clearview Estates, P180104 – Preliminary Plat- Natitex, and RP180101 – Replat- Flex-N-Gate.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 6, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3 - Item #5-RP171201 - Replat - Prairie Mead Addition (City Council District 3). Final Plat of Lot 1R, Block B, Prairie Mead Addition, a replat of 0.216-acres for the purpose of creating a single Lot. A portion of Lots 1 & 2, Block B, Prairie Mead Addition, City of Grand Prairie, Dallas County, Texas. The property is zoned SF-4, Single Family Dwelling District and addressed as 2325 Aggie Drive. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Julian Leyva.

Item #4-SU160301A – Specific Use Permit Renewal - El Pollo Loco (City Council District 1). A Specific Use Permit renewal for a restaurant with a drive-through. The 1.09-acre property, zoned General Retail-1 (GR-1) District, is located at 2125 N. State Highway 360 (SH 360), is

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within the State Highway 360 (SH 360) Corridor Overlay District. Owner is Martin Schelling, Green Oaks DQ LL.

Item #5-SU151201A – Specific Use Permit Renewal- Raising Cane’s (City Council District 4). A Specific Use Permit renewal for a restaurant with a drive-through. The 0.72-acre Property, zoned Planned Development District-114A (PD-114A), is located at 2960 W. Camp Wisdom Road. The owner is Dave Carter with Life in the Fast Food Lane, LLC and the applicant is Robert Montgomery, Raising Cane’s Restaurants.

Item #6- SU171102 - Specific Use Permit - All Storage (City Council District 2). Specific Use Permit request for Mini-Storage uses on an existing min-storage facility. Lot 1R, Block A, Enterprise Commercial Park Addition, City of Grand Prairie, Dallas County, Texas and addressed as 1102 W Pioneer Parkway. Zoning is C, Commercial District. The applicant is Coy Quine, Quine Associates and the owner is Mark McDowell, Pioneer Drive-Thru Self Storage, Ltd.

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 P180101, P180102, P180103, P180104, and RP180101 and approve the minutes of November 6, 2017, approve public hearing consent agenda items RP171201, SU160301A, SU151201A, and SU171102.

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7– Z171202/S171205 - Zoning Change/Site Plan - Flex-N-Gate (City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning Change/Site Plan to combine portions of PD-30, PD-55, and PD-250 into a single Planned Development for an industrial manufacturing/office facility in an existing 430,180 square foot industrial warehouse. Lot 1, Block D, Bardin Road Addition and Tracts 2, 2.3 and 2.4, Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, Texas and Tract 1P, Memucan Hunt Survey, Abstract No. 757, Tarrant County, Texas, a total of 28.01 acres zoned PD, Planned Development within the Interstate 20 Overlay District and addressed as 1950 and 2150 Bardin Road. The agent is Richard Butwin, Ghafari Associates, LLC and the owner is Don Cumming, Flex-N-Gate.

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Mr. Jones stated the existing 430,000 square foot building was approved in 2015 and constructed as a speculative warehouse building. The current owner and applicant intend to establish a light industrial operation which will involve metal stamping and extrusion along with injection molding of vehicle facias and some light assembly. All proposed uses are allowed under the existing and proposed LI base zoning. Proposed external modifications to the building and the property will be completed in two phases. Mr. Jones noted the applicant requests the following exceptions be approved through the Planned Development:

1. Allow 536 total parking spaces rather than the 800 spaces required in Article 10 of the *Unified Development Code* for a Manufacturing Plant. The *Unified Development Code* authorizes a variance of up to 50% of required parking for industrial uses. The proposed reduction in parking amounts to 33% of the requirement. The building is designed for an owner/user with plans to accommodate 800 employees divided into three shifts. Given that a minimum of 33% of the employees will be off-shift and not require parking at any given time, staff supports the 33% reduction in parking.
2. Allow a 10 foot landscape buffer rather than the 30 foot required buffer between the new parking area and Bardin Road. The applicant has proposed two areas of native plantings on either end of the parking in addition to street trees spaced a minimum of 50 feet apart and a 36 inch hedge along the parking area. Given the depth of this portion of the property staff does not object to the buffer exception.

Mr. Jones stated staff recommends approval as presented.

Commissioner Lopez asked for the hours of operation.

Mr. Jones stated the facility would operate six days a week, 24 hours a day with 3 working shifts.

Commissioner Smith said traffic is a major concern along Bardin Road, and asked if there was a traffic study conducted for this type of operation.

Transportation Planner Daon Stephens stated Flex N Gate where not required to conduct a Traffic Impact Analysis, staff has determined that having one tenant in the building would reduce the traffic flow versus having several tenants.

Commissioner Connor stated he understands there is enough parking to handle 3 working shifts, but what if some of the employees have to work overtime, where would they park.

Mr. Jones stated the applicant is providing 59 overflow parking lot located on the west side of the building, but the applicant is requesting a variance of up to 50% of required parking for industrial uses, the proposed reduction in parking amounts to 33%.

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

Ruben and Joyce Millsaps, 4205 Matthew Road, Grand Prairie, TX stepped forward in opposition to this request. Mr. Millsaps stated he lives right across the street from this facility he is concern with the traffic and the noise that would come from a 24 hour operation.

Matthew Workman, Engineer with Flex N Gate, 2400 Centennial Drive, Arlington, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked how many employees would be employed, and what can he say to the Millsaps about their concerns.

Mr. Workman stated they would have about 800 employees divided into three shifts, they have also taken the noise levels under consideration and their decimal levels are minimal therefore they would not impact the adjacent residences.

Chairperson Motley noted there would be some beeping from the trucks backing up, and asked how many trucks do they anticipate in a 24 hour work day. Mr. Motley stated Flex N Gate considers them-selves to be a good neighbor, what assurance can they give Mr. & Mrs. Millsaps that they will be a good neighbor.

Mr. Workman replied they anticipate about 16 trucks a day along Matthew Road onto Bardin Road, but all of their receiving would be conducted during the day there is a wall that would help block the truck noise. Mr. Workman stated if there are any concerns or complaints from the neighbors they would take care of the concerns.

Commissioner Spare noted several docks on the north side of the property and asked when they would be utilized.

Mr. Workman replied they are receiving docks that would be utilized during the day.

Commissioner Coleman stated on the site plan there shows to be a guard shack, would this guard shack be used for a check-point or for security, if it is to be used as a check-point then his concern is that the queuing could backup onto Bardin Road and cause a problem.

Mr. Workman stated there would be a guard hut to enter the premises with a gate ID, but this should not cause any back up traffic.

Daon Stephens stated there is a truck restriction along Matthew Road, but not along Bardin Road.

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Chairperson Motley stated when they purchase and order merchandise from other companies and have the items shipped to them, they need to make sure to let those people know that they cannot utilize Matthew Road to make their deliveries.

Commissioner Smith asked have they ever received complaints at their other location in Arlington from the neighbors.

Mr. Workman replied no.

Chairperson Motley asked the applicant to meet with Ruben and Joyce Millsaps to discuss their concerns.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases Z171202/S171205 as presented and recommended by staff, action and vote being recorded as follows:

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8– P171204 - Preliminary Plat - Mira Lagos East Townhomes North (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Preliminary Plat for Mira Lagos East Townhomes North with 125 residential lots, 6 open space lots, and 2 commercial lots on 20.732 acres. Tracts 2.3, 2.7, 3.1, 3.2, and 3.3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Ms. Ware stated the townhome development, consisting of 125 residential lots and 7 HOA lots, will be a gated community with private streets. The development is accessible from S. Grand Peninsula Drive; emergency only access is provided off of England Parkway. The minimum lot size is 1,680 square feet, the minimum lot width is 21 feet, and the minimum lot depth is 75 feet. The preliminary plat complies with the density and dimensional standards in PD-365. The preliminary plat includes open space lots which will be dedicated to and maintained by a mandatory homeowners association. The developer has submitted a draft of the Declarations of Covenants, Conditions and Restrictions; this document must be finalized before the final plat is filed. The subject site is within Public Improvement District #8 (PID #8). Prior to approval of the final plat, the developer must submit written documentation from the PID Board stating that

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the PID will maintain the perimeter landscape and wall. The developer must submit copies of the landscape and wall plan with submittal of the final plat development application. New residential subdivisions are required to provide a centralized mail delivery kiosk. The proposed location of the mail kiosk is on lot 1X, Block J. The developer must submit written documentation of a central mail service delivery agreement with USPS to the Planning Department before the final plat is filed. The preliminary plat includes two commercial lots on 4.545 acres. Lot 1, Block L has frontage on England Parkway; Lot 1, Block M has frontage on Lake Ridge Parkway and S. Grand Peninsula Drive. The developer will finalize cross access easements with the final plat.

Ms. Ware stated the DRC recommends approval with the condition that the developer finalize access easements for the commercial lots with the final plat.

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

Arron Duncan, 2001 N Lamar Street, Dallas, TX and Ben Luedtke with Hanover Properties, 3001 Knox Street, Dallas, TX were present representing the case and to answer questions from the Commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve cases P171204 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9– S171104 – Site Plan - Mira Lagos Townhomes North City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a residential townhome development on 16.19 acres. Tracts 2.3, 2.7, 3.1, 3.2, 3.3, 4.1, B B B & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and located west of Lake Ridge Parkway on the north side of S. Grand Peninsula Drive. The applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Ms. Ware stated the proposed development is a gated community with private streets. The gated entrance is off of S. Grand Peninsula Drive; emergency-only access is off of England Parkway. An

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open space lot with a clubhouse, pool, and centralized mail boxes, is located at the center of the development. Open spaces, sidewalks, and guest parking are provided throughout the development.

The townhomes are grouped in clusters of three, four, five, and six units. Each unit contains a two-car garage in the back of the unit. The driveways of some units provide two additional parking spaces. Residents will be required to park their vehicles in their garage or, if available, driveway. The HOA will enforce the parking regulations. Each townhome unit has a gated patio in front. Where possible, townhome units face open spaces with a street or alley in back. Units along S. Grand Peninsula Drive front S. Grand Peninsula Drive; units along England Parkway front England Parkway. The development is subject to the density and dimensional requirements in PD-365, which is summarized below. The proposal meets the density and dimensional requirements. A 15 ft. landscape buffer and 6 ft. wrought iron fence is proposed along England Parkway and S. Grand Peninsula Drive. A 5 ft. landscape buffer and wood fence are proposed for the east and west property lines of the development. At the time of occupancy, each townhome will have an ornamental tree and shrubs totaling 30-gallons. The proposed building elevations consist of brick, stone, and siding accents. PD-365 requires that 80% of each façade be clad in brick or stone. 20% of each townhome cluster must be clad in stone. Proposed building elevations show six townhome cluster color schemes.

Ms. Ware stated the DRC recommends approval.

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

Arron Duncan, 2001 N Lamar Street, Dallas, TX and Ben Luedtke with Hanover Properties, 3001 Knox Street, Dallas, TX where present representing the case and to answer questions from the Commission.

Commissioner Fisher asked what would be the cost to live at this facility.

Mr. Luedke replied the homes would range about 250K to 300K.

Commissioner Coleman asked what the Homeowners Association fees would be per month.

Mr. Luedke stated anywhere from \$200 to \$300 a month.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases S171104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

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Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10– S171202 - Site Plan - Aura 360, Phase 2 (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Site Plan for Aura 360 Phase II, consisting of 351 multi-family residential units along with leasing, clubroom, and fitness facilities. Tracts 6C, 6C1, 6D, 6L, 6N, 6N1, 6N2, & 6P, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas (proposed Lot 3, Block B, Prairie Waters-Southgate Development Addition) approximately 13.547 acres zoned PD-352 and partially within the SH 360 Overlay and addressed as 6450 S SH 360, 3655 Prairie Waters Drive, and 1009 and 1035 N Day Miar Road. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charles A., TA Southgate Land Partners.

Mr. Jones stated the Site Plan approval is for the second of two phases of residential for the Prairie Waters project. The proposal is consistent with the dimensional requirements of PD-352 and the MF-3 Districts. A concept plan was approved as part of the PD approval. The site plan is in substantial conformance with the concept plan. The proposal meets all of the requirements of Article 10. PD-352 requires 80% masonry materials on all building façades as defined in the Unified Development Code, as amended. Proposed building elevations consist of a stone veneer and prefinished fiber cement siding on a minimum of 80% of all façades. These materials qualify as masonry under the current UDC. The remainder of the façade is shown as architectural metal panel. The applicant is requesting an exception to allow the use of prefinished architectural metal panel on up to 20% of individual building façades. The applicant is requesting an exception to allow 65% of the development to be one-bedroom units. The UDC limits the number of one-bedrooms to 50%. Staff is currently in the process of reviewing the unit composition requirements for multi-family development. Staff does not object to approval of this exception. The applicant is requesting an exception to the roof pitch requirements in Article 6 of the UDC. This roof pitch proposed, 4:12, is widely used among multi-family developments in Grand Prairie and the surrounding area. Staff is currently in the process of reviewing the roof pitch requirements for multi-family development. Staff does not object to approval of this exception. The applicant is requesting the use of masonry clad columns rather than the required masonry wall on each end. Staff is currently in the process of reviewing the carport requirements for multi-family development. Staff does not object to approval of this exception.

Mr. Jones stated staff recommends approval as presented provided the metal used on up to 20% of exterior building façades is of a high-quality architectural metal variety with a matte finish or similar and is neutral or earth tone in color.

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

Adam Brown with Trinsic Acquisition Company LLC, 8235 Douglas Avenue, Ste 950, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Brown gave a presentation on the architectural style of the building materials.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases S171202 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Adhikari

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: Coleman

Approved: 8-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– P171203 - Final Plat - Aura 360, Phase 2 (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Final Plat, Lot 3, Block B, Prairie Waters-Southgate Development Addition. Tracts 6C, 6C1, 6D, 6L, 6N, 6N1, 6N2, & 6P, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, approximately 13.547 acres zoned PD-352 and partially within the SH 360 Overlay and addressed as 6450 S SH 360, 3655 Prairie Waters Drive, and 1009 and 1035 N Day Miar Road. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charles A., TA Southgate Land Partners.

Mr. Jones stated the Preliminary Plat for South Gate Development was approved in 2016. The proposed Lot 3 substantially conforms to lots depicted on the Preliminary Plat by showing adequate easements and access to both Prairie Waters Drive and Day Miar Road. Adequate right of way for Prairie Waters Drive was dedicated with construction of the street. A variable width right of way dedication is shown for Day Miar Road. No improvements to Day Miar Road are proposed, which will restrict access to and from Day Miar to emergency use only until such time as the roadway is improved to City standards.

Mr. Jones stated the DRC recommends approval as submitted.

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

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve cases P171203 per staff's recommendations. The action and vote being recorded as follows:

Motion: Smith

Second: Connor

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– S171203 - Site Plan – Natitex (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for development of a single story, 5,900 square foot medical office facility. A portion of tract 6.3, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, approximately 0.86 acres zoned Planned Development -12 (PD-12) District within the State Highway 161 (SH-161) Overlay Corridor District. The property is generally located east of the State Highway 161 NB Service Road and approximately 630 feet north of Desco Lane and addressed as 810 SH 161. The agent is Christy Jordan, the applicant: Rodney Zielke, and the owner is Stewart Hoffman, Natitex LTD.

Mr. Lee stated the applicant seeks to construct and operate a 5,880 single-story medical office facility. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. Staff understands that a medical office is proposing single tenant dental and oral surgery center. The subject property's underlying zoning, PD-12, allows for all uses permitted in the General Retail District of the UDC. In accordance with Article 4 of the Unified Development Code, dental office and out-patient clinic uses are permitted by right in the General Retail District. Further, Section 16.2.1 of the Article 16 of the UDC, stipulates that site plan approval is required whenever a project is located within a Planned Development Zone District and/or a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC. The subject property is zoned PD-12 with General Retail District standards. The following table provides detailed dimensional requirement information. As proposed, the development meets or exceeds all minimum lot & dimensional standards.

Mr. Lee stated access to the subject property will be from one proposed driveway from northbound State Highway 161 Service Road extending through adjacent properties to serve as a

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mutual access points for future medical-office developments to the north-south and eventually connecting back to abutting southern undeveloped properties connecting to proposed secondary approach via northbound State Highway 161 Service Road. Parking requirements are based on the use of the facility. For example, medical office uses require more parking than general office uses and restaurant uses typically require more parking than straight sales/services uses. Below is a list of uses and the amount of parking needed if the entire building were to be a single use. In this case, the proposed 3,500 sq. ft. building would require 18 parking spaces. However, as currently proposed the parking standards are met. The medical facility is proposed to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using Flagstone construction utilizing a mix of integral-colored earth toned simulated stone (cast stone) and stone veneer base. The exterior shall be primarily a mixture of Flagstone, Cast Stone and Stucco throughout with over 90% masonry and 10% Stucco accent. The building includes a covered arcade along the entire front (western) façade as well a copper finish standing seam roof. The building also features a 43 foot in length clerestory tower structure that provide vertical articulation and interest to the building. The applicant is proposed to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the medical office, conforming to city standards.

Mr. Lee stated the Development Review Committee recommends approval of the request subject to applicant providing blackline architectural drawing to be converted to engineering scale and format for final approval processing to Mylar materials for internal recordation of the site plan, landscape plan and exterior elevation plans.

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

Rod Zielke with Natitex, 1111 E. Main Street, Grapevine, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve cases S171203 per staff's recommendations. The action and vote being recorded as follows:

Motion: Lopez

Second: Carranza

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #13– Z171201 - Zoning Change - 2515 W. Jefferson St and 415 S. Great Southwest Pkwy. (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning Change from CO, Commercial Office District and C, Commercial District to PD, Planned Development. Lot 1, County Line Addition and Lot 2, Block A, R.E.S. Subdivision, City of Grand Prairie, Tarrant County, Texas, in the Central Business District No. 1, addressed as 2515 W. Jefferson Street and 415 S. Great Southwest Parkway. The owner is Patrick Lawler, Lawler Enterprises LTD.

Mr. Jones stated the existing 54,000 square foot commercial building has approximately 318 parking spaces with a variety of users. Each of the current tenants would be allowed to continue operations under the current and proposed zoning. The area proposed for rezoning has direct access to two arterial roads, W. Jefferson Street and Great Southwest Parkway. SH 360 is approximately one mile to the west. The surrounding area includes existing LI zoning to the east as well as other heavy commercial, industrial, and retail service areas in both Grand Prairie and Arlington. Because the proposed zoning would change the area from a district which does conform to the Comprehensive Plan to a district which would not conform, staff cannot fully support to the request. There are mitigating factors, however, including the presence of similar zoning adjacent to and nearby the property in question along with access to multiple roadways which currently serve industrial traffic. Staff finds that the surrounding area would not be negatively impacted by the proposed zoning change. Existing uses on the property would be allowed to remain while new uses proposed under the changed zoning would largely be compatible with the existing uses in the area. Staff offers partial support of the requested zoning change on the condition that property B is paved with an approved surface and that required screening is constructed around the storage area.

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

Patrick Lawler with Lawler Enterprises Ltd., 509 Black Drive, Colleyville, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Coleman stated with him being in the tucking business these types of facilities are needed, and when this applicant does something in this city he does it right.

Chairperson Motley stated staff is recommending partial approval of this request and would administratively approve the paved surface, and asked how long he has owned this property.

Mr. Lawler stated he understands staff's recommendations, he has own this property for the past three years and has made significant improvements to the property.

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There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve cases Z171201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Fisher

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14– SU171202/S171201 - Specific Use Permit/Site Plan - El Pollo Loco (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 and operation of a restaurant with a drive through on 1.149 acres. Lot 7, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, SH 161 Overlay District, and located at 2660 S. Highway 161. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the proposed restaurant includes indoor seating, a patio with outdoor seating, and a drive-through. The drive-through lane provides the required number of stacking spaces. The proposal exceeds the number of required parking spaces. The site is accessible from the State Highway 161 frontage road through Bush & Pioneer Centre's internal drive.

Ms. Ware stated the property is subject to the density and dimensional requirements in PD-351 and 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. Appendix F applies to properties within an overlay district and contains standards intended to increase the quality of development. These standards include requirements for building materials, articulation, and architectural elements. The proposed elevations consist of thin brick, two colors of stone, and a ceramic tile accent. Primary facades are required to include the architectural features the proposal is in substantial conformance with the required architectural features with two exceptions. 1).Building Materials—10% tile accent: tile on the north and west façades exceed 10%, 2) Windows along 50% of the length of primary facades: the east façade has windows along 37% of the façade, and 3) Cornice must extend beyond the exterior wall surface by a minimum of 18 inches: the proposed cornice does not extend 18 inches.

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

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1. The owner/operator shall maintain the graphics on top of spandrel glazing on the east and west facades and replace graphics with sign of fading or wear.
2. The applicant shall use either of the following cornice treatments:
 - a. Extend cornice 6-9 inches everywhere on the building; or
 - b. Extend cornice to enhance areas of the building with large areas of flat profile (like along the dining area).

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

Clay Christi with Clay Moore Engineering, 1903 Central Drive, Bedford, TX stepped forward representing the case and to answer questions from the Commission. Mr. Christi stated the reasoning for the variances is because Pollo Loco has their own corporate look to their buildings.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases SU171202/S171201 as presented and recommended by staff, granting the applicants appeals, and the applicant shall extend cornice 6-9 inches on the building. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**

Citizen Comments: None

Commissioner Coleman moved to adjourn the meeting of December 4, 2017. The meeting adjourned at 8:03 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

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