


T E X A S
D r e a m B i g ★ P l a y H a r d
REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 5, 2018

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

COMMISSIONERS ABSENT: Eduardo Carranza and Chairperson Josh Spare

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, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #13– SU181102/S181103 – Specific Use Permit/Site Plan - McDonald's Redevelopment, 3902 S. Great Southwest Parkway (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan request to update and rebuild an existing McDonald's. Lot 1A, Block A, Southwest 20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-32 (PD-32) within Interstate 20 Corridor Overlay (I 20) and addressed 3902 S. Great Southwest Pkwy. The applicant is Clay Cristy, Clay Moore Engineering.

Mr. Lee stated the original restaurant was constructed in 1999 on 1.287 acre lot with subsequent renovations. The restaurant provides for indoor dining and a children's play area as well as drive-through services. The applicant/owner (McDonald's) proposes to demolish the existing restaurant and construct a new 6,200 square foot restaurant with drive through facilities. The proposed facility shall provide for indoor dining and children's play areas as well. The site provides adequate parking for patrons and employees, 50 Spaces, including two accessible spaces. The site provides an existing commercial driveway for access from S. Great Southwest Parkway and ingress/egress via Outlet Parkway. The first vehicle stops provides for two order-menu boards at the drive-through facility located on the north side of the facility allowing for vehicles to transverse in a counter-clockwise flow and provides for 6 vehicle stacking spaces. Two pickup windows are located on the south side of the building and the site allows for an existing two-way mutual access drive to the south connecting both neighboring commercial properties. The existing landscaping for the 1.287 acre site consists of 5-10 foot landscape buffers from the street frontage and adjacent properties including a variety of plantings for headlight screening. The new landscape features are generally similar to the existing elements however it provides additional shrubbery along the perimeter of the property. Overall, the site exceeds the minimum requirements. An exception to the required 30' landscape buffer is requested.

Mr. Lee stated the applicant is proposing to build two 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The dumpster enclosure is being relocated from the northwest portion of the property to the southwest section of the site. The enclosure conforms to city standards. The Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using brick as primary exterior materials and wood grain aluminum battens. The secondary materials consist of decorative masonry combination of exterior stone veneer. The building front 'PlaySpace' entry shall consist of two-foot masonry wainscot, glass storefront with metal canopy, with aluminum batten brown exteriors finishes. The building's materials and articulation generally complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code with a few exceptions requested. There are two existing pole signs associated with the McDonalds restaurant. One is an off-site pole sign located 200+ feet southwest of the McDonald's property fronting the I-20 Service Road; A second pole sign is located on-site. In October, City Council amended Article 9, Sign Ordinance of the UDC specifically prohibiting pole signage of any type. Existing signs may remain in place so long as the building or site is not vacated. The demolition of the existing restaurant will void the grandfathered status for the existing pole signs. The applicant has requested an exception for the two pole signs to remain as-is. The applicant has requested the following exceptions to those standards.

- * Covered walkway features along 50% of each facade. The west and south sides do not conform to this requirement. The applicant is proposing 100% coverings on the east facade facing Great Southwest Pkwy.
- * 30' Landscape buffer along street frontages. Applicant proposes to retain the existing buffer.
- * Requirement of 25% minimum stone along each building face. Only the south elevation conforms to this requirement. On the other facades, the applicant is proposing 25% accent material through a combination of stone, glass/glazing, and architectural metal panels.

Mr. Lee said staff does not object to the applicant's request to the above mentioned exceptions. Development Review Committee recommends approval of the request subject to the following:

- * Staff recommends the existing on-site pole sign be removed following the demolition of the building in order to conform with the sign code. A monument sign is permissible in place of the on-site pole sign.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Matt Moore with Clay Moore Engineering, 1903 Central Drive, Ste 406, Bedford, TX stepped forward representing the case and to answer questions from the commission. He stated this would be a 3 million dollar reinvestment, and asked for the Commission to move them forward with the exceptions or to table the case to see what other options they might have regarding the pole sign along Great Southwest Parkway. He stated removing the pole sign would put them in

disadvantage with the other restaurants in the area, he feels they are being penalized by trying to make improvements.

Commissioner Coleman stated this McDonald's is well known, therefore he would like to see them put in a monument sign along Great Southwest Parkway this would really improve the area and the city's image. Mr. Moore stated his has owners, clients, and/or operators that want to keep the signage in place, it is important to them.

Commissioner Connor asked how long it would take to build the new restaurant. Mr. Moore replied about four months.

Commissioner Moser said with the new improvements to Great Southwest Parkway he would also like to see a monument sign along Great Southwest Parkway.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU181102/S181103 as presented and recommended by staff with a monument sign to be located along Great Southwest Parkway. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**