



**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.

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.

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.**