

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JANUARY 9, 2017**

**PUBLIC HEARING AGENDA Item #17- SU170101/S170105 - Specific Use Permit/Site Plan - Panda Express (City Council District 2).** Planner Savannah Ware presented the case report and gave a Power Point presentation to a request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with drive through. The 0.702-acre property is zoned Planned Development 351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2620 S Highway 161. The applicant is Michael Martin, Bannister Engineering and the owner is Too Fleming, Panda Restaurant Group Inc.

Ms. Ware stated the proposed development is located in the Bush and Pioneer Centre. The largest lot in the center, on which Walmart is under construction, includes all of the internal access roads that will provide connectivity between various sites and access to Highway 161 and Pioneer Parkway. The number of required parking spaces is determined by use. The UDC requires restaurants to provide one space per 100 square feet of designated dining and waiting areas, including outdoor dining areas. The proposed development provides 26 spaces, which exceeds the required 18 spaces. The drive-through lane begins north of the building and wraps around the west side of the building. The Site Plan depicts the required vehicle stacking spaces. The proposed development meets the required landscaping and screening. Proposed building elevations show the building clad in brick and stone with a stone accent. The building facades contain stucco in accordance stipulations in Appendix F. The proposed development complies with building materials requirements. The north, west, and east façade meet the UDC's definition of a primary building façade and are subject to the horizontal and vertical building articulation requirements. The north façade does not provide the required horizontal articulation. It does provide vertical articulation. The Development Review Committee has determined that the proposal meets the intent of the articulation requirement. Primary facades must include the architectural features listed in Table 7. The proposed development meets the requirements for architectural elements, covered walkways, and roof profile variation. The building design includes a cornice, but the cornice does not extend 18" beyond the wall from which it is attached. The north and west facades do not include windows along 50% of the length of façade.

Ms. Ware stated the applicant is requesting an exception to construct the building with a square cornice instead of a cornice with an 18" extension. The applicant is also requesting an exception to construct the building without the required windows along the north and west facades. Appendix F requires windows along 50% of the length of all primary facades. To offset impact of the requested appeals, the applicant is providing the following:

1. Brick reliefs along the north and west facades,
2. Horizontal articulation on the south façade,
3. Vertical articulation on the south façade,
4. Roof profile variation on the south façade,

Ms. Ware stated although staff cannot recommend full support due to the requested appeals, staff is supportive of the development as proposed.

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

Michael Martin with Bannister Engineering, 240 Mitchell, Mansfield, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU170101/S170105 as presented and recommended by staff, granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Womack

Second: Perez

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

Nays: None

Approved: **9-0**

Motion: **carried.**