



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 6, 2019**

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

COMMISSIONERS ABSENT: Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Cindy Mendez, Environmental Manager, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Motley gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #9- SU190501 - Specific Use Permit - McDonald's at 102 W Pioneer Pkwy (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a restaurant with a drive-through to expand the drive-through of an existing restaurant. Twelve Oaks Addition, Lot 3, Block 1, City of Grand Prairie, Dallas County, Texas, zoned PD-14, addressed as 102 W Pioneer Pkwy. The agent is Matt Korte and the owner is Patrick Piehl.

Ms. Ware stated the applicant intends to expand the building and drive-through of an existing restaurant. Restaurants with a Drive-Through require a Specific Use Permit when located within 300 feet of residential zoning districts. The property does not have a Specific Use Permit. Since the applicant intends to expand the drive-through, a legal non-conforming use, a Specific Use Permit is required. The site is accessible from drives on Corn Valley Rd and W Pioneer Pkwy. With the expansion, the restaurant will be 3,853 sq. ft. A double drive-through lane will wrap around the building, with the order box located on the north side of the building. The site provides the required number of parking spaces and drive-through stacking spaces. The expansion of the building will also include changes to the facade. Remodeled facades will include two colors of brick, tile, and metal louver panels. The applicant is not requesting any exceptions.

Ms. Ware stated the Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Matthew Korte with Adams Engineering & Development Consultants, 8951 Cypress Waters Blvd., Ste 150, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case SU190501 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Moser

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

Nays: None

Approved: 8-0

Motion: **carried.**