

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017

PUBLIC HEARING AGENDA Item #16- S170505 - Site Plan - Restaurant and Retail at Grand Central Crossing, Lot 2 (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan authorizing the construction of a 6,813-square-foot building for retail and restaurant uses on Lot 2 of Grand Central Crossing Addition. The 0.99-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the owner is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC.

Ms. Ware stated the applicant intends to construct a 6,813 square foot building on Lot 2 of Grand Central Crossing Addition. City Council approval of a Site Plan is required for properties within a planned development district or an overlay district. Development at this location requires site plan approval by City Council because the property is zoned PD-273A and within the SH 161 Overlay District. The proposed multi-tenant building is for retail and restaurant uses. The 0.99-acre property is one of six lots in the Grand Central Crossing Addition, a 10-acre development that includes restaurants, retail, and a hotel. The property is accessible by a drive on Arkansas Lane; a mutual access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. Table 2 provides the parking calculations for the proposed development. The number of parking spaces provided exceeds the number of spaces required.

Ms. Ware stated the subject property is zoned PD-273A with a base zoning of General Retail District; development is subject to the standards for GR District in 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 purpose the overlay district is to maximize the 161 corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are used to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building exterior is primarily clad in brick and stone. The proposed building elevations provide the required horizontal and vertical articulation. Primary building facades are required to include architectural features. The proposed elevations substantially comply with these standards. The south and west building facades do not meet the requirement of covered walkways and windows along 50% of the length of the façade. The west building façade is considered a primary façade because it is adjacent to a vacant lot. The vacant lot has the potential to develop so that a parking lot containing more than ten parking spaces is adjacent to the west façade of the proposed building. However, if development of the vacant lot is consistent with what is shown on the Concept Plan, the west façade of the proposed building will not be considered a primary façade. Staff has determined that the west façade meets the intent of the ordinance.

Ms. Ware stated the applicant is requesting an exception to the requirements for covered walkways and windows along the south façade. PD-273A requires that developers of multi-tenant buildings submit a unified signage plan to encourage unified design treatments and

consolidation of multi-tenant signs. The signage plan submitted by the applicant meets UDC standards. This Site Plan establishes the design theme for the development. Subsequent development shall be required to use a minimum of three of the elements. The design theme includes the following elements:

- Predominant use of complimentary earth tones,
- Color palette that favors the warm end of the spectrum,
- Light/dark contrast between two masonry veneers,
- Textural contrast between two masonry veneers, and
- Limited use of a deep saturated color as an accent.

Ms. Ware stated staff recommends approval.

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

Don Sopranzi, 10260 N. Central Expressway, Suite 258, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S170505 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Conner

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**