COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Clayton Fisher, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Planner, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #14– SU180502/S180503 - Specific Use Permit/Site Plan - Retail and Restaurant at Victory at Lakeridge, Lot 2 (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for Victory at Lakeridge, Lot 2, consisting of 7,200 sq. ft. of retail including a Restaurant with Drive-Through on 1.107 acres. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge.

Ms. Ware stated the applicant intends to develop a 7,200 sq. ft. building on 1.107 acres. The proposal includes a restaurant (Dunkin Donuts) with a drive-through, which will occupy about 2,300 sq. ft. of the building. Restaurants with a drive-through require a Specific Use Permit when located in an overlay district. City Council approval of a Site Plan is required for development within an overlay district or a planned development district. The site is accessible from Lake Ridge Pkwy. The drive-through lane begins on the east side of the site and wraps around the north side of the building. The drive-through lane provides the required number of stacking spaces. The required number of parking spaces is calculated based on use. The proposal includes 44 parking spaces and meets the parking requirements. The property is subject to density and dimensional requirements in PD-283 and Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The proposal meets the landscape and screening requirements. The building elevations consist primarily of brick and stone with stucco and metal

accents. The proposed elevations appear to meet the building materials requirements. However, due to inconsistencies in the materials calculation table, Staff is unable to verify that the elevations provide the required stone accent. The north, west, and east façades are considered primary façades. Primary façades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F. The applicant is not requesting any exceptions or appeals. The Development Review Committee recommends approval with the condition that the applicant submit revised building elevations prior to City Council.

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

Eleana Tuley with Kirkman Engineering, 4821 Merlot Avenue, Suite 210, Grapevine, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180502/S180503 as presented by staff. The action and vote being recorded as follows:

Motion: Spare
Second: Lopez
Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, Spare
Nays: None
Approved: 9-0
Motion: carried.