



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 6, 2018**

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

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, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #7– S180801 - Site Plan - Olive Garden at Epic West Towne Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for Olive Garden, a 7,757 sq. ft. restaurant at Epic West Towne Crossing on 1.875 acres. Lot 5, Block B, of Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3138 S Highway 161. The agent is Kourtnie Airheart, CDS Development, the applicant is James Powell, Olive Garden Holdings, and the owner is John Weber, Epic West Towne Crossing LP.

Ms. Ware stated the proposed use is a full service restaurant. The site is accessible from the private street that bisects Epic West Towne Crossing. The proposed number of parking spaces exceeds what is required. The property is subject to density and dimensional requirements in PD-364 and Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets the landscape and screening requirements. The building is primarily clad stone veneer with brick accents and barrel roof tile. Appendix F requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The proposed elevations require an exception to this requirement. The following architectural features are required: articulation, parapet with projecting cornice, windows, covered walkways or awnings, and roof profile variation. The proposed building elevations require several exceptions to the building design requirements in Appendix F. The applicant has submitted plans for wall signs and a projecting sign. Signage is typically reviewed during a separate process. However, a variance is required for the projecting to-go sign with a 9 ft. clearance when 12 ft. is required. The variance for the projecting sign will be considered with the Site Plan request.

Ms. Ware stated the applicant is requesting an exception to the requirement for windows along 50% of the south and west façades to allow elevations with windows along 32% of the south façade and 19% of the west façade. Both façades use brick veneer in the shape of windows to add visual interest. Staff recommends that the applicant replace the brick veneer “windows” with spandrel glazing, Appendix F requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The applicant is requesting an exception to the stone accent requirement, the building materials and design are not consistent with the design theme established for Epic Towne Crossing, and the projecting signs are required to have 12 ft. clearance. The applicant is requesting a variance to allow a projecting sign with a 9 ft. clearance. Staff does not object to the variance.

Ms. Ware stated the Development Review Committee (DRC) recommends approval.

Commissioner Spare asked how many completed building do we have in Epic West Towne Crossing corridor. Ms. Ware replied there are several buildings being constructed at this time, but are not fully completed. Commissioner Spare asked if the buildings that are under construction at this time all meet the City’s standards for the overlay district. Ms. Ware replied yes.

Commissioner Fisher said by allowing variances we could be setting precedence for future developments.

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

James Powell with Olive Garden Holdings, LLC, 1000 Darden Center Drive, Olive Garden H, Orlando, Florida stepped forward representing the case and to answer questions from the commission. Mr. Powell presented staff with a packet of information and what the restaurant would look like a restaurant with retail space. He said they are in agreement with staff’s recommendations.

Chairperson Motley stated the entire Hwy 161 corridor is a key area to the city we are doing everything we can for the people of this city, we would like to resolve all issues regarding the variances tonight, and asked if they would be willing to meet the spandrel glazing requirement on the windows on the south and west sides of the building. Mr. Powell replied yes.

Commissioner Moser said Olive Garden deals with a lot of cities all over the United States, if the building was in South Lake, would their look change. Mr. Powell said corporate likes to keep their own style no matter where they build.

Chairperson Motley said he would like for Mr. Powell to meet with staff, if this case is approved, before the case is presented to the City Council to come up with the best look that they possibly can for this restaurant.

Commissioner Connor stated he would like for all of the developments to meet the city standards for this corridor.

Commissioner Carranza asked how big we are with the standards in place, restaurants usually have their own design and asked if we could allow them to stand alone, but also meet the requirements.

Commissioner Smith said we need to consider the design of the building when it comes to restaurants, we should come up with a happy medium. Mr. Norwood said we are ready to move forward with this case staff can meet with the applicant to come up with a building design before the case is head by the City Council.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180801 as presented by staff and the applicant meet with staff to come up with a building design before the case is presented to the City Council. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Mosier, Motley, Smith

Nays: Spare

Approved: 8-1

Motion: **carried.**