



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 4, 2017**

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

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, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

PUBLIC HEARING AGENDA Item #14– SU171202/S171201 - Specific Use Permit/Site Plan - El Pollo Loco (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive through on 1.149 acres. Lot 7, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, SH 161 Overlay District, and located at 2660 S. Highway 161. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the proposed restaurant includes indoor seating, a patio with outdoor seating, and a drive-through. The drive-through lane provides the required number of stacking spaces. The proposal exceeds the number of required parking spaces. The site is accessible from the State Highway 161 frontage road through Bush & Pioneer Centre's internal drive.

Ms. Ware stated the property is subject to the density and dimensional requirements in PD-351 and 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 proposal meets or exceeds the landscaping and screening requirements. Appendix F applies to properties within an overlay district and contains standards intended to increase the quality of development. These standards include requirements for building materials, articulation, and architectural elements. The proposed elevations consist of thin brick, two colors of stone, and a ceramic tile accent. Primary facades are required to include the architectural features the proposal is in substantial conformance with the required

architectural features with two exceptions. 1).Building Materials—10% tile accent: tile on the north and west façades exceed 10%, 2) Windows along 50% of the length of primary facades: the east façade has windows along 37% of the façade, and 3) Cornice must extend beyond the exterior wall surface by a minimum of 18 inches: the proposed cornice does not extend 18 inches.

Ms. Ware stated the DRC recommends approval with the following conditions:

1. The owner/operator shall maintain the graphics on top of spandrel glazing on the east and west facades and replace graphics with sign of fading or wear.
2. The applicant shall use either of the following cornice treatments:
 - a. Extend cornice 6-9 inches everywhere on the building; or
 - b. Extend cornice to enhance areas of the building with large areas of flat profile (like along the dining area).
 - c.

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

Clay Christi with Clay Moore Engineering, 1903 Central Drive, Bedford, TX stepped forward representing the case and to answer questions from the Commission. Mr. Christi stated the reasoning for the variances is because Pollo Loco has their own corporate look to their buildings.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases SU171202/S171201 as presented and recommended by staff, granting the applicants appeals, and the applicant shall extend cornice 6-9 inches on the building. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**