

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

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

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #15– SU170905 - Specific Use Permit - Restaurant with Drive-Through 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 Specific Use Permit for a restaurant with a drive-through on 1.179 acres. The subject property is generally located on the northwest corner of Mayfield Road and State Highway 161, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic West Towne Crossing LP.

Ms. Ware stated the applicant intends to develop a 5,250 sq. ft. building for two restaurants, one of which will have a drive-through. A restaurant with a drive-through requires a Specific Use Permit when located within an overlay district. The Site Plan for the subject property is under concurrent review Case Number S170905. The drive-through provides the required number of stacking spaces. Ms. Ware stated staff recommends approval.

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

Gerald Luecke with Hodges Architecture, 13642 Omega, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170905 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack Nays: None

Approved: **8-0** Motion: **carried.**