

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MAY 1, 2017

PUBLIC HEARING AGENDA Item #17 - SU170501/S170507 - Specific Use Permit/Site Plan - Restaurant and Retail at Grand Prairie Corners (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 of two buildings for retail/restaurant uses and the operation of a restaurant with a drive-through. The 3-acre property is zoned Planned Development-294 (PD-294) District, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The agent is Johnathan Hake, Cross Engineering, the applicant is Dave Carter, NDC Holdings, and the owner is Charlie Anderson, TA Ikea 10, LP.

Ms. Ware stated the applicant intends to construct two buildings for retail and restaurant uses on 3 acres. A restaurant with a drive-through is proposed for Building A. City Council approval of a Site Plan is required to develop properties within a planned development district or an overlay district. A Specific Use Permit is required for a restaurant with a drive-through that is located in an overlay district. A Specific Use Permit and Site Plan are required because the subject property is in a planned development district and the SH 161 Overlay District. Two multi-tenant buildings are proposed for the site. Building A is 12,250 square feet and Building B is 9,500 square feet. A restaurant with a drive-through is proposed for Building A. Mattress Firm and Jason's Deli are two of the tenants; other tenants are not known at this time. The property is accessible by an off-site drive on SH 161 and a mutual access easement. The required number of parking spaces is determined by use. Table 2 provides the parking calculations for the proposed development. The proposal meets the required parking.

Ms. Ware stated the subject property is zoned PD-294 with a base zoning designation of General Retail. Development is subject to the density and dimensional standards contained in PD-294 and the UDC. Table 3 evaluates the density and dimensional standards of the proposed development. 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. 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 exterior of both buildings feature concrete tilt-wall with reveals and stone. Table 5 summarizes the building materials by façade. The proposed building elevations meet the materials requirement. Primary facades are required to provide building articulation and architectural features. Architectural features include architectural elements, parapet with projecting cornice, covered walkways, windows, and roof profile variation. The building elevations provide the required articulation and substantially comply with the standards for architectural features. The south and east facades of Building B do not provide covered walkways along 50% of the façade. However, staff has evaluated the proposed elevations against Appendix F and has determined that the south and east facades of Building B meet the intent of Appendix F.

Ms. Ware stated staff recommends approval.

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

Amy Sumners, 5310 Harvest Hill Road, #226, Dallas, TX and Charlie Anderson with TA Ikea 10, LP, 4801 West Lovers Lane, Dallas, TX were present representing the case and to answer questions from the Commission.

Chairperson Motley stated this site is adjacent to Ikea and asked if there has been any discussion with Ikea regarding this case.

Mr. Anderson replied no there has not been any communication Ikea did not purchase the remainder of the property.

Chairperson Motley asked that they meet with Ikea to discuss this project before this case is resented to the City Council.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170501/S170507 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**