



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 1, 2018**

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

COMMISSIONERS ABSENT: Shawn Connor

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, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #10– S181006 - Site Plan - Andy's Frozen Custard with ATM (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a proposed Andy's Frozen Custard drive-in service restaurant with ATM. Lot 3R, Block 3, Westchester East Addition, City of Grand Prairie, Dallas County, Texas, and zoned Planned Development-173 (PD-173). The applicant is John Bezner, Civil Point Engineers and the owner is Aaron King, Andy's Frozen Custard.

Mr. Collins stated Andy's Frozen Custard is a quick service frozen dessert business, that serves as a freestanding restaurant, with drive through and walk-up service windows (all drive thru orders will occur face-to-face; *no speaker box provided*). The proposed development will be located within the Westchester East subdivision east of the existing Starbucks. There will be an ATM drive thru located on the property. At the time of this report, the applicant is not aware of the bank that will use the proposed ATM. Development standards conform to the zoning as detailed in the approved planned development. The proposed "blade sign" as seen in the elevations, does not currently comply with Article 9 of the City of Grand Prairie Unified Development Code due to exceeding the maximum allowed height of sign above the roofline. A minimum of 75% of all required landscape areas shall be located in the front yard between the building line and the front property line. The applicant is currently proposing 15.8% landscape between the back of curb and ROW. This is an infill development on an oddly-shaped lot that is currently utilized for parking and circulation for multiple businesses which limits the potential locations for landscaping. The applicant is preserving existing trees along Westchase Dr. Staff recommends approval of this request.

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

Matt Green, Architect, 3703 Bordeaux, Arlington, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Lopez asked if there would be any outdoor seating. Mr. Green replied yes there would be some outdoor seating and there would be about 5 to 6 employees at all times.

Commissioner Moser asked him to address the ATM. Mr. Collins replied the owner of the property is the requester of the ATM, not Andy's Frozen Custard.

Rosemary Reed with the Westchester HOA, 277 Donnie Lane, Grand Prairie, TX stepped forward in support of this request. She noted the committee supports the request and feels this would be a great addition to the community.

Luke Malain, 3102 Maple Ave., Ste 400, Dallas, TX was present in support of this request.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case S181006 as presented and requested by the applicant. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**