



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 7, 2017**

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

COMMISSIONERS ABSENT: None

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

PUBLIC HEARING AGENDA Item #11– SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre (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. The 1.164-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1220 Arkansas Lane. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the applicant intends to develop a 4,493 square-foot-building for two restaurants, one of which will have a drive-through, in the SH 161 Corridor. Development in an overlay district requires Site Plan approval. A restaurant with a drive-through requires a Specific Use Permit when located within an overlay district. Two restaurants with outdoor seating are proposed for the 4,493 square-foot building. The drive-through, which will serve one of the restaurants, wraps around the building and contains the required stacking spaces. The site is accessible from the center's internal drive. The property is subject to the density and dimensional requirements in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. Ms. Ware stated 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 brick masonry veneer, stone veneer, split face Concrete Masonry Units, and Exterior Insulating Finishing System. Primary facades are required to include the architectural features. With the exception of providing windows and covered walkways on the northeast façade, the proposal is in substantial compliance with Appendix F.

Ms. Ware stated staff recommends approval with the following modification: that an alternative to CMU be used on primary facades.

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. They are also proposing the quick-brick material for this development.

Commissioner Smith asked if they have considered the traffic along this corridor with Hwy 161 being right next to this development.

Mr. Luecke stated they are proposing several entry ways onto this property that would alleviate any traffic concerns.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve cases SU170602/S170602 as presented and recommended by staff, in addition that an alternative to CMU be used on the primary facades. The action and vote being recorded as follows:

Motion: Smith

Second: Womack

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

Nays: None

Approved: 9-0

Motion: **carried.**