

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #13- SU150406/S150407 - Specific Use Permit/Site Plan - Fresh Meal Restaurant (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3. The owner/applicant is Fariborz Hadidi.

Mr. Hinderaker stated the subject property is a 0.34-acre vacant tract of land located at the northeast corner of SE 9th Street and Pacific Avenue. The property is addressed as 102 SE 9th Street, Grand Prairie, TX. The applicant, Fariborz Hadidi, intends to develop the site as Turkish style fast food restaurant with a drive-through. The applicant plans to build a 1,270 sq.ft. single-story, pitched and flat-roofed restaurant that will include a commercial kitchen, dining room, restrooms, office and storage space. The building is proposed to be 24-feet in height from grade to top of roof ridge line. In the Commercial District the minimum masonry requirement is 100%. The CBD-3 district recommends that the primary building materials be masonry. In addition, the Overlay District recommends that the three of the following elements be incorporated in the design of the new building: overhangs, cornices, string courses, peaked roof forms, arches, lintels, pilasters, rustication, canopies, awnings or porticos, architectural details, and outdoor patios. Staff finds that the building design elements meet the requirements of the Overlay District with the following exception for the minimum masonry standard. The exterior façades consist of a mixture of brick and stucco.

Mr. Hinderaker stated access to the subject property will be from SE 9th Street only; however, the dumpster will be accessed from Pacific Avenue, as shown on the accompanying site plan. Article 10 of the UDC requires a minimum of one parking space for of every 100 sq.ft. of designated dining and waiting areas, including outdoor dining and Article 4 requires six queuing or stacking spaces prior to the order box. As proposed, a minimum of five parking spaces are required. Per the site plan, the applicant is providing a total of 14- parking spaces and six drive-through stacking spaces prior to the order box. Due to the small size of the subject property, a fire-lane is not required. The applicant stated to staff that he'd like to add an outdoor patio at a future date. Staff is supportive of this request and would consider it to be a minor change that could be administratively approved provided the minimum parking requirements was met to handle the additional seating space.

Mr. Hinderaker stated Article 8 of the UDC requires a minimum of 5% landscaped area in the Commercial District. As the subject property is 0.34-arces, a minimum of 740.52 sq.ft. of landscape area is required. The proposed landscape area is 2,697 sq.ft. and includes 6 trees and 15 shrubs, which exceeds the minimum standard. The proposed masonry dumpster enclosure meets the minimum requires of the UDC. The enclosure will be located at the southeast corner of the property. A separate access to the enclosure from Pacific Avenue is provided. Staff is supportive of the dumpster enclosure location and separate access.

Mr. Hinderaker stated the Development Review Committee recommends approval of this case.

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

Frank Hadidi, 102 SE 9th Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150406/S150407. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**