



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 7, 2019**

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

COMMISSIONERS ABSENT: Eduardo Carranza and Shawn Connor

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #13- S190101 - Site Plan - Texas Road House (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for Site Plan for Texas Roadhouse, an 8,210 sq. ft. restaurant on 2.5 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Dallas County, Texas, zoned PD-29, within the I-20 Overlay District, and generally located north of W I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Yelena Fiester, GreenbergFarrow, the applicant is Caitlin Kincaid, Texas Roadhouse Holdings, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Ms. Ware stated the proposed use is a full service restaurant. The site plan includes the 8,210 sq. ft. restaurant, dumpster enclosure, drive aisles, and 195 parking spaces. The site is accessible directly from Sara Jane Pkwy. An access easement along the south of the property and adjacent lots will provide indirect access from I-20 to the site. The access easement will be created with the final plats for this property and adjacent tracts. The proposal meets the density and dimensional requirements. The maximum height of the architectural roof is 28 ft. The flag poles on top of the tower elements extend to 40 ft. Article 6 of the UDC allows certain features to be constructed 15 ft. higher than the maximum height requirement if not more than one-third of the total roof area is consumed by such features and the features are set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached. The flag poles require an exception because they are set back 3 ft. from the roof. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape and screening requirements. The building is primarily clad in brick and stone with fiber cement siding accents and a metal roof. Appendix F requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The proposal meets the stone accent requirement.

Ms. Ware stated the following architectural features are required: articulation, parapet with projecting cornice, windows, covered walkways or awnings, and roof profile variation. The proposed building elevations substantially conform to the building design requirements in Appendix F. Appendix F requires windows along 50% of primary façades. The proposed elevations require a variance to this requirement to allow the north, west, and east façades to be constructed with windows along less than 50% of the façade. Staff does not object to a variance. The elevations depict windows along 50% of the combined north and south façades and 47% of all four façades. The maximum height of the architectural roof is 28 ft. The flag poles on top of the tower elements extend to 40 ft. Article 6 of the UDC allows certain features to be constructed 15 ft. higher than the maximum height requirement if not more than one-third of the total roof area is consumed by such features and the features are set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached. The flag poles require an exception because they are set back 3 ft. from the roof. Staff does not object to this exception.

Ms. Ware stated the Development Review Committee recommends approval with the condition that the applicant reconfigure the placement of street trees so that the distance between trees does not exceed 50 ft.

Commissioner Lopez asked if parking would be permitted along Sara Jane Parkway. Ms. Ware replied no, but they are exceeding the parking requirements.

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

Yelena Fiester with Civil Architectural Firm GreenbergeFarrow, 5500 Democracy Drive, Plano, TX was present in support of this request and to answer questions from the commission.

Commissioner Motley asked if the building would be much larger than the existing location and what would happen to the existing building.

Mike Medrano, General Manager at Texas Roadhouse, 2536 W. IH-20, Grand Prairie, TX, stated the new building would be about 1,000 square foot larger and have a lot more parking he has been working with Marty Wieder in Economic Development in leasing out the current location.

There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case S190101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Smith

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

Nays: None

Approved: 7-0

Motion: **carried.**