

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES APRIL 3, 2017**

PUBLIC HEARING AGENDA Item #10 - S160901A - Site Plan Amendment - Sonic Drive-Thru Restaurant (City Council District 4). Senior Charles Lee presented the case report and gave a Power Point presentation to amend a site plan to allow for variance to required masonry fence/screening requirements associated with proposed restaurant with drive-through. The 0.67 acre property is generally located north of W. Camp Wisdom Road and approximately 580 feet east of Magna Carta Boulevard (2864 W. Camp Wisdom Road). The property is zoned Planned Development 130B (PD-130B) District and was granted Specific Use Permit 1006 (SUP-1006) allowing for restaurant with a drive-through. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is J.D. Franks.

Mr. Lee stated the applicant was approved a specific use permit and site plan to construct and operate a 1,608-square-foot restaurant with drive-through on 0.67 acres in PD-130 district. The proposal had a companion cases that change the zoning from PD-130 for single family-1 district to PD-130 for GR-1 district uses a well as, a replat to subdivide 9.76 acres into two lots; one-9.09-acre lot and one-0.67-acre lot.

Mr. Lee stated the applicant is requesting an amendment to the site plan to construct a six foot wooden fence "Type 4" in lieu of the required "Type 1" masonry fence required per UDC for commercial properties abutting residential zoned property. The Unified Development Code Article 8, Section 8.95; Non-Residential Screening states all non-residential development shall be required to erect a minimum six foot "Type 1" masonry fence on property lines adjacent to any property which is zoned for residential uses.

Mr. Lee stated the DRC does not support this amendment to the site plan as requested.

Commissioner Womack stated not knowing what could be constructed on the east side of this development, would staff be minimal to a living screen/landscaping, until such development occurs in the future and could the masonry wall be constructed once all of the development occurs for this area.

Mr. Lee replied staff is not in opposition to a living screen, but would refer the question to the applicant.

Assistant City Attorney Steve Alcorn stated it would depend on what type of development occurs in the future to the east and to the north of the property.

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

Michael Salcedo with Salcedo Group, Inc., 110 SW 2<sup>nd</sup> Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. He said this Sonic is a new prototype and would look very nice, they would like to be visible from the traffic traveling from the east to west along Camp Wisdom Road. Their first choice would be to put in some landscaping as a buffer, or a wooden fence.

Chairperson Motley stated he does not hear any compelling reason as to why they do not want to put up a screening masonry wall.

Mr. Salcedo said putting up a masonry screening wall at this time would not be ideal if future development occurs to the east, because the developments along Camp Wisdom would not be consistent.

Nadine Franks with Sonic, 160 Robinson Road, Combine, TX stated they would rather see a live screen than a masonry wall, because their employees carry cash, and are under a mandate law to use credit card readers at each stall, safety is a major concern not being able to see what could be hiding behind the wall. She said they would rather have their customer's park and look at a nice landscape than a brick wall, visibility is a major concern.

Commissioner Johnson stated the employees could be more accessible with landscaping instead of a wall someone could hide behind a tree he does not hear a compelling reason as to why they do not need a fence.

Commissioner Lopez asked would they be willing to install a similar fence as the adjacent property to the west, a concrete retaining wall with a wrought iron fence.

Mrs. Franks replied yes.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case S160901A, with the condition that the northern boundary shall provide a wrought-iron type fence similar in style to the development to the west and the eastern boundary shall provide a temporary living screen. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Lopez, Motley, Smith, and Womack

Nays: Johnson

Approved: 4-1

Motion: **carried.**