



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 8, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

PUBLIC HEARING AGENDA Item #11– SU180101/S180104 - Specific Use Permit/Site Plan - Albertsons Drive Through (City Council District 6). Planner Colby Collins 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 an ATM drive thru at an existing grocery store on 6.29 acres. Lot 1R, Block 9, Dalworth Park, City of Grand Prairie, Dallas County, Texas generally located at the southwest corner of N. Carrier Pkwy and Dalworth St and addressed as 215 N. Carrier Pkwy. Zoned General Retail (GR) District, within the SH 161 Overlay District. The applicant is Clinton Coultas and the owner is Jeff Kagey, Legacy Texas Bank.

Mr. Collins stated the proposed use includes an ATM drive-through. The drive-through lane provides the required number of stacking spaces. The ATM drive thru will go through the existing, unused outdoor garden area, and that it will have a drive that is exit only onto Dalworth. The proposal exceeds the number of required parking spaces. The site is accessible from Fort Worth St. and N. Carrier Pkwy. The existing landscaping currently meets the city requirements per the City of Grand Prairie Unified Development Code. Per the site plan, the applicant will also meet the requirement to have 1 tree for every 50 ft. The building currently provides 100% masonry. With the addition of the ATM drive thru, the masonry will remain with a slight change in color and

texture. Mr. Collins stated the Development Review Committee recommends approval of the request pending the following conditions: 1) Staff recommends approval subject to the drive onto Dalworth meeting sight distance; 2) Cars cannot be parked where doors open into the vehicles/aisle.

Mr. Collins noted Transportation is concerned with traffic exiting onto Dalworth coming up the slope to the street. The concern is that vehicles, because of the vertical obstruction coming up a hill, won't be able to see oncoming traffic. Prior to construction, Transportation requires a study, considering vertical alignment, showing visibility of oncoming traffic in accordance with the City's Unified Development Code.

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

Clinton Coultas with Hotlman Designworks, 403 U.S. Hwy 377, Argyle, TX, stepped representing the case.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve cases SU180101/S180104 as presented and recommended by staff, with the following conditions:

1. The drive onto Dalworth meeting sight distance.
2. Cars cannot be parked where doors open into the vehicles/aisle.
3. Conduct a study considering vertical alignment, showing visibility of oncoming traffic in accordance with the City's Unified Development Code.

The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**