



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 4, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #24– SU180605/S180604 - Specific Use Permit/Site Plan - Verizon Wireless Cell Tower (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Specific Use Permit to erect an 82 foot monopole tower at 202 W Tarrant Road. Tract 3, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, 4.89 acres zoned PD-217 within the Belt Line Overlay District, approximately 450 north of the intersection of Stadium Drive and W Tarrant Road and addressed as 202 W Tarrant Road. The applicant is Peter Kavanagh, Zone Systems, Inc. and the owner is Madie Vernon, First Christian Church.

Mr. Jones stated the proposed tower and associated equipment enclosure would occupy a lease area measuring approximately 20 feet by 35 feet in size in the northeast quadrant of the site. The tower would be set back approximately 53 feet from the current right of way. The future construction of Stadium Drive to the I-30 frontage road could require right of way dedication which could ultimately reduce the setback. A 14 foot access drive is shown running from the existing church driveway to the south side of the equipment enclosure. The proposed enclosure is an 8 foot masonry wall. Staff has requested that the applicant relocate the cell tower to the west side of the site to preserve frontage along future Stadium Drive for future development. Section 24.3.2 of the Unified Development Code requires that Planning Commission grant an exception to construct a wireless telecommunications facility, including towers and related equipment buildings, on an unplatted lot.

Mr. Jones stated staff recommends approval of this Specific Use Permit subject to the following conditions:

1. The applicant submit analysis showing other possible locations on the site which would fulfill Verizon's service requirements and also allow the tower and access road to sit behind projected future development on Stadium Drive;
2. The applicant plat the property or establish an access easement from Stadium Drive to the lease space.

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

Peter Kavanagh with Zone Systems, Inc., 1620 Handley, Suite A, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Sandra Disbrow with Reynolds Outdoor, O.P., 3838 Oak Lawn Ave., Suite 606, Dallas, TX stepped forward representing GRTP, Ltd., adjacent property land owner. They are in opposition of this request they have been working with TXDOT and the City in the planning of the I-30 service roads. GRTP believes the proposed location of the cell tower would not be aesthetically pleasing to the development of the area, and asked that the tower be placed in the northwest quadrant of the property.

Commissioner Coleman asked if they were to relocate the tower to the west would this be a deal breaker for the Church.

Preacher Jim Dart, 1906 Briarwood, Grand Prairie, TX stated the approval of this tower would make a great impact to the Church, by moving the tower to the west Zone Systems would be waiting about 6 months for the approval of the FCC, because they would have to reapply for their permit if they relocate the tower.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180605/S180604 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Carranza, Coleman, Connor, Lopez, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried**