



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 2, 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, Clayton Fisher.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, 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. Chairperson Motley gave the invocation, Commissioner Fisher led the pledge of allegiance to the US Flag, and Commissioner Spare led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #14– SU180701/S180701 - Specific Use Permit/Site Plan - Child Care Center, 2410 Brady Lane (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit for a Child Care Center with up to 85 students. Lots 11 and 11B, Block 1, Sharpstown Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, approximately 0.61 acres zoned GR, General Retail and addressed as 2410 and 2420 Brady Lane. The owner is Tri Vio.

Mr. Lee stated the applicant seeks to operate a Child Day Care Center in an existing 3,648 square foot commercial building. The applicant proposes to repurpose the former medical office facility located east of Brady Lane, approximately 117 feet south of W. Pioneer Parkway. The .61 acre property was developed in the Mid-1970s for medical office uses. The initial development was a second phase of the Sharpston Heights subdivision. The facility has provided local and neighborhood dental services for nearly three decades. The property has remained vacant for the past four years. The independent lot next door will be a part of this request in providing space for required outdoor play area. In the conversion from a medical office use to a day care center format/and layout did pose challenges. Over the past few weeks, the applicant has worked with DRC staff to ensure that minimum environmental and life-safety standards are met. According to the applicant's Operational Plan, the business will operate from 6:30 AM to 6:30 PM, Monday thru Friday. Anticipated enrollment will be maximum 90 children; ranging from 6-weeks to 12

years old. If the center continues to grow, adequate land for additional required parking spaces is available on-site.

Mr. Lee stated the site provides adequate parking for visiting parents and employees (16 Spaces), including one handicapped accessible space. The site has two existing commercial driveways from Brady Lane. Current regulations require each child be walked into the facility by an adult. The .61 acre site provides a landscape edge with street trees and other hardscape features. The adjacent lot to the south is proposed as an outdoor play space. The neighboring single-family residential properties have a mix of chain-link and wood fences. The Unified Development Code requires a six-foot, 'Type-3' wooden fence to be constructed adjacent to single-family residential properties. The center has opted to allow for the parents to provide daily snacks and meals for the children in accordance with minimum State requirements.

Mr. Lee stated the Development Review Committee recommends approval subject to replatting the two independent lots into one lot.

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

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180701/S180701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

**Approved: 9-0**

Motion: **carried**