

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #22– TA170901 – Text Amendment. Chief City Planner David Jones presented the case report and gave a Power Point presentation to amend Article 8: Landscape and Screening, Exhibit 5 – Recommended Varieties (Large and Medium Trees) to include Washington Filfera, Trachycarpus Fortunei, Butia Capitata, and Sabal Mexicana; and Article 11: Performance Standards, Section 12 – Requirements for On-Premise Sale and Consumption of Alcoholic Beverages, 11.12.1, Standards, E. – Allow as incidental use in hotel, resort casino hotel and motel equipped with Walk-Up Service, On-Site Restaurant, and I. – "Allowed as an incidental use at the following City of Grand Prairie parks, recreation, entertainment and conference center facilities..." to add Former Fire Station 1, 321 E. Main Street, the Epic, 2960 Epic Place, and Epic Waters, 2970 Epic Place. The owner/applicant is the City of Grand Prairie Planning Department.

Mr. Jones stated the proposed amendment to Section 11.12.1 is intended to allow hotels with restaurants or bistros with walk-up services the ability to sell alcohol in a manner similar to stand alone restaurants with walk-up service. Currently only those hotels with full-service restaurants with more than 2,500 gross square feet and 150 seats are allowed to sell alcohol. Hotels proposing to sell alcohol would need to meet the definition of walk-up service restaurant as found in Article 30 of the Unified Development Code. Other provisions of Article 11.12.1 would remain unchanged, including the requirement for conference facilities and the "no charge" service allowance. In Section 11.12.1.I, the proposed amendment would add the Former Fire Station 1, 321 E. Main Street, the Epic, 2960 Epic Place, and Epic Waters, 2970 Epic Place to the list of City facilities in which alcohol sales are allowed as an incidental use. The proposed amendment to Section 8, Exhibit 5 would add four species of palm trees to the City's list of recommended tree species. These trees have been recommended by the City's arborist as being

appropriate for the North Texas climatic region. Currently, palm trees can be planted on residential and non-residential properties, but they do not count towards required landscaping or as credit for existing trees under Section 8.7.3.

Mr. Jones stated the Development Review Committee recommends approval of the noted amendments to the Unified Development Code.

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

There being no discussion on the case Commissioner Womack moved to close the public hearing and approve cases TA170901as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None Approved: **8-0** Motion: **carried.**