



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 2, 2017**

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: 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, Megan Mahan, Assistant City Attorney, and Chris Hartmann, Executive Assistant

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

PUBLIC HEARING AGENDA Item #7– S171004 - Site Plan - T-Mobile Store (City Council District 1). Planner Ted Helm presented the case report and gave a Power Point presentation request to approve Site Plan in a C, Commercial District to construct a one story 3,080-sf building for a T-Mobile Store. The 0.481 acre property is currently zoned C, Commercial District and is located within the Highway 161 Corridor. The property is located on the west side of South Carrier Parkway, approximately 460-feet south of West Jefferson Street. The agent is Clay Cristy, Clay Moore Engineering and the owner is Kelly Hampton, Life in the Fast Food Lane.

Mr. Helm stated the Site Plan depicts a single building with a square footage of 3,080-sf. The building is oriented so that the primary entrance faces the strip-mall. The site is accessible by Carrier Parkway and the parking lot of the shopping center. The property is subject to the density and dimensional requirements found in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. Appendix F applies to properties within an overlay district and contains standards intended to increase the quality of development. These standards include requirements for building materials, articulation, and architectural elements. The proposed elevations consist of stone veneer, stucco and glass. Appendix F requires that primary facades include architectural features. With an exception to the required windows on the facades, the proposal meets the requirements for architectural features.

1. Façades – Windows are required along 50% of the length of the primary façade. The applicant is requesting an appeal for the north and south sides of the building. The applicant has proposed to enhance landscaping in lieu of the window requirements.
2. Horizontal Articulation – The applicant is also requesting an appeal to the horizontal articulation on the south side of the store.

Mr. Helm stated staff recommends approval of the site plan proposal including the appeal.

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

Matt Moore with Clay Moore Engineering, 1903 Central Drive, Bedford, TX stepped forward representing the case and to answer questions from the Commission. Mr. Moore stated the building is centered and oriented so that the primary entrance faces the Kroger, this is a small and limited site therefore they would like to be visible from the strip mall they are providing additional landscaping on the north and south side of the property.

Commissioner Smith asked if T-Mobile has conducted a market study and asked why they chose this location.

Mr. Moore said there has to be a strong market in order for T-Mobile to relocate onto this site.

William Moser, 1041 NW 7th Street, Grand Prairie, TX stated he is not in opposition to this request, but does not like the buildings orientation with the back of the building fronting onto Carrier Parkway.

Assistant City Attorney Megan Mahan stated this is a site plan approval case this case is before us to make sure it meets all of the technical requirements.

Mr. Moore gave a rebuttal, stating the orientation of the building would also work better with the properties access onto the property.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve cases S171004 as presented and recommended by staff, granting the applicants appeals. The action and vote being recorded as follows:

Motion: Smith

Second: Fisher

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

Nays: None

Approved: 8-0

Motion: **carried.**