

PLANNING AND ZONING COMMISSION MEETING MINUTES MARCH 4, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #7- S141001C - Site Plan Amendment - International Leadership of Texas Amendment, 2851 Ragland Road (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a 27.822-acre school campus on one lot. 27.822 acre school campus lot out of the Walter Ferrell Survey, Abstract 537, City of Grand Prairie, Tarrant County, Texas, being Block 1, Lot 1, IL Texas GP Addition, zoned Planned Development-319 (PD-319 and Agricultural (A) District, and located in the SH 360 Overlay Corridor (SH-360) District generally located east of SH 360 and north of Ragland Rd, specifically addressed at 2851 Ragland Rd. The agent is Douglas Cooper, MMA, the applicant is Brian Huffaker, GC Grand Prairie Charter LLC, and the owner is Jerry McCreight.

Mr. Lee stated Phase I of charter school campus consisting of approximately 90,000 sq. ft. on 27.8 acres to accommodate approximately 800 students. Phase II plans to accommodate an additional 800 students, dormitories, additional parking and parking approximately 32,000 sq. for classrooms and educational-related space. Primary access to the school campus is currently via Ragland Road with future access being from a commercial drive approach along northbound SH 360 Frontage Road. This entrance will serve the additional 450 parking spaces to be constructed along the southwestern portion of the school campus. The 27.8-acre campus site has split zoning Agricultural and Planned Development-319 districts and is located within the State Highway 360 Overlay Corridor District. Charter School uses are allowed by right; however certain designed standards are required within the Corridor. During site plan review and subsequent concept plan amendments,

stipulations were adopted requiring that exterior elevation conditions be delayed until school year 2019.

Mr. Lee stated the applicant is requesting to extend deferment of the exterior façade elements and feature for two additional years. The elements include masonry columns, awnings and other architectural features along the southern and eastern facades. The purpose for the delay is that the school continues to expand on those building in the near future associated with their Phase II expansion. DRC does not object to the applicant's request to extend the requirement to comply with the exterior construction requirement along the southern and eastern elevations due to the proximity and visibility of the facades from public view, approximately 450' from S.H. 360 & 960' from Ragland Rd., and the anticipated extension and future construction of those associated buildings.

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

Brian Huffaker with GC Grand Prairie Charter LLC, 855 W. Broad Street, #300, Boise, ID was present in support of this request and to answer questions from the commission.

Commissioner Moser asked what happen with the dormitories and Chinese students that were supposed to be house in the dormitories. Mr. Huffaker stated their school in Garland did not fill up as they expected therefore they were put a hold at this location.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case S141001C as presented and recommended by staff granting the applicant's request to defer the construction for two years. The action and vote being recorded as follows:

Motion: Coleman Second: Carranza

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

Nays: None **Approved: 9-0**Motion: **carried.**