



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 4, 2017**

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

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, Colby Collins, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, 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 6:40 p.m.

PUBLIC HEARING AGENDA Item #12– S171203 - Site Plan – Natitex (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for development of a single story, 5,900 square foot medical office facility. A portion of tract 6.3, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, approximately 0.86 acres zoned Planned Development -12 (PD-12) District within the State Highway 161 (SH-161) Overlay Corridor District. The property is generally located east of the State Highway 161 NB Service Road and approximately 630 feet north of Desco Lane and addressed as 810 SH 161. The agent is Christy Jordan, the applicant: Rodney Zielke, and the owner is Stewart Hoffman, Natitex LTD.

Mr. Lee stated the applicant seeks to construct and operate a 5,880 single-story medical office facility. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. Staff understands that a medical office is proposing single tenant dental and oral surgery center. The subject property's underlying zoning, PD-12, allows for all uses permitted in the General Retail District of the UDC. In accordance with Article 4 of the Unified Development Code, dental office and out-patient clinic uses are permitted by right in the General Retail District. Further, Section 16.2.1 of the Article 16 of the UDC, stipulates that site plan approval is required whenever a project is located within a Planned Development Zone District and/or a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC. The subject property is zoned PD-12 with General Retail District standards. The following table provides

detailed dimensional requirement information. As proposed, the development meets or exceeds all minimum lot & dimensional standards.

Mr. Lee stated access to the subject property will be from one proposed driveway from northbound State Highway 161 Service Road extending through adjacent properties to serve as a mutual access points for future medical-office developments to the north-south and eventually connecting back to abutting southern undeveloped properties connecting to proposed secondary approach via northbound State Highway 161 Service Road. Parking requirements are based on the use of the facility. For example, medical office uses require more parking than general office uses and restaurant uses typically require more parking than straight sales/services uses. Below is a list of uses and the amount of parking needed if the entire building were to be a single use. In this case, the proposed 3,500 sq. ft. building would require 18 parking spaces. However, as currently proposed the parking standards are met. The medical facility is proposed to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using Flagstone construction utilizing a mix of integral-colored earth toned simulated stone (cast stone) and stone veneer base. The exterior shall be primarily a mixture of Flagstone, Cast Stone and Stucco throughout with over 90% masonry and 10% Stucco accent. The building includes a covered arcade along the entire front (western) façade as well a copper finish standing seam roof. The building also features a 43 foot in length clerestory tower structure that provide vertical articulation and interest to the building. The applicant is proposed to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the medical office, conforming to city standards.

Mr. Lee stated the Development Review Committee recommends approval of the request subject to applicant providing blackline architectural drawing to be converted to engineering scale and format for final approval processing to Mylar materials for internal recordation of the site plan, landscape plan and exterior elevation plans.

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

Rod Zielke with Natitex, 1111 E. Main Street, Grapevine, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve cases S171203 per staff's recommendations. The action and vote being recorded as follows:

Motion: Lopez

Second: Carranza

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

Nays: None

Approved: 9-0

Motion: **carried.**