



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 5, 2018**

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

COMMISSIONERS ABSENT: John Lopez, Eduardo Carranza

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, 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 6:35 p.m.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180401 - Preliminary Plat - Forum Drive Estates, Phase 1A, P180402 - Preliminary Plat - Forum Drive Estates, Phase 1B, P180403 - Amending Plat - Winding Creek Addition, RP180401 - Replat - Tomb Thumb, RP180402 - Replat - Lake Ridge, Section 18-A, and RP180403 - Replat - GP Audio Addition.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 5, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P180302 - Preliminary Plat - Mansions at Lake Ridge (City Council District 6). Preliminary Plat for Mansions at Lake Ridge for Multi-Family Residential Development. B B B & C RR Co Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-297C within the Lake Ridge Corridor Overlay, generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Roger Gunderman, Macina, Bose, Copeland and Associates, Inc. and the owner is Matthew Hiles, WRIA.

Item #4-P180304 - Final Plat - Epic East Towne Crossing (City Council District 2). Final Plat for Epic East Town Crossing. The subject property is located east of State Highway 161 between Warrior Trail and Mayfield Road, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is John Weber, Epic East Towne Crossing LP.

Item #5-P180305 - Preliminary Plat - Cedar Ridge Estates (City Council District 6). Preliminary Plat, Lots 1-30, Block A and Lots 1-14, Block B, Cedar Ridge Estates, one 14.747 acre lot for the purpose of a single family residential development. Tract 3D A 38 TRS 3D and 3E, City of Grand Prairie, Tarrant County, Texas, 14.747 acres zoned PD-360, generally located at the intersection of Day Miar and E. Seeton Rd, addressed 1221, 1227, and 1231 Day Miar Rd. The agent is David Pitcher, Stantec, the applicant is Trey Walette, Skorburg, and the owner is John Arnold, Scanio Falls Lot Venture, LTD.

Item #6- CPA180301 - Comprehensive Plan Amendment - Approval of the 2010 Comprehensive Plan amendments for the City of Grand Prairie. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place. The annual update also includes revisions to the Future Land Use Map of the Comprehensive Plan. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan. The applicant is the City of Grand Prairie Planning Department.

Item #7- SU180302 - Specific Use Permit - Polo Adult Care (City Council District 1). Specific Use Permit request for an Adult Day Care Facility to operate in an existing commercial lease space located within the Hospital District. The property is platted as Medical Village, Block 1, Lot 11, generally located southeast of S. Great Southwest Parkway and W.E. Roberts Street. More specifically 601 S. Great Southwest Parkway, Suite 106. The property is zoned Hospital District (HD). The agent is Michael Stanley, EmJay Consult Group, the applicant is Augustine Fombon, and the owner is May Thanth, May Thanth Inc.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P180401, P180402, P180403, RP180401, RP180402, and RP180403, approve the minutes of February 5, 2018, approve public hearing consent agenda items P180302, P180304, P180305, CPA180301, and SU180302.

Motion: Spare

Second: Connor

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

Nays: None

**Approved: 7-0**

Motion: **carried.**