



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 6, 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, Ted Helm, 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 6:30 p.m.

Commissioner Spare gave the invocation, Commissioner Fisher led the pledge of allegiance to the US Flag, and Commissioner Lopez led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P171201 – Amending Plat – Gully Addition, Amending Plat, P171202 – Amending Plat – Wildlife Commerce Park, P171203 – Final Plat – Aura 360, Phase 2, P171204 – Preliminary Plat – Mira Lagos East Townhomes, North, P171205 – Preliminary Plat – Mira Lagos East Townhomes, South, P171206 – Preliminary Plat – Plattner Creek Addition, P171207 – Preliminary Plat- Prairie Hills Addition, RP171201- Replat- Prairie Mead Addition.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of October 2, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3– P171102 - Preliminary Plat - Scanio Falls (City Council District 6). Preliminary Plat for Scanio Fallas to create a 25-lot residential subdivision on 6.59 acres. Tract 4, Caroline M. Adams Survey, Abstract 38 and Lot 1A, Block 1, Paris Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-363, and located at 1210 E. Seeton Road. The agent is David Pitcher, Stantec, the applicant is Tray Wallette, Skorburg Company and the owner is Adam Buczck.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Item #4-RP171101 - Replat - Florence Hill Addition No. 2 (City Council District 6). Replat of Lots 110A and 110B, Florence Hill Addition No. 2 for the purpose of creating two lots from a single 1.006 acre lot. Lot 110, Florence Hill No. 2 Addition, City of Grand Prairie, Dallas County, Texas, addressed as 1502 Nadine Lane. Zoning is PD-84, Planned Development. The agent is Ngue Ly, the applicant is Luke Keeton, Keeton Surveying Co., and the owner is Cuong Nguyen.

Item #5-RP171102 - Replat - Zaza Auto Addition (City Council District 5). Consider a request to replat 0.818 acres to combine (4) four industrial lots into one to establish necessary easements and accommodate the proposed development of the property. The 0.818 acre property is located in the William C. May Survey, Abstract No. 891, being Idlewild Heights Addition, Block 4, Lot 15 and Lots 40-43. The property is generally located west of Camden Drive and approximately 558 feet south of E. Jefferson Street and addressed as 365 Camden Drive. The property is zoned Heavy Industrial (HI) District and is within the Central Business District Corridor, Section 4 (CBD-4) District. The agent is Joe Ezzell, Ezzell & Associates, the applicant is Timothy Mankin, Peiser & Mankin Surveying, LLC, and the owner is Hassan Alizaza.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #6- S171104 - Site Plan - Mira Lagos Townhomes (City Council District 4) and Item #7- SU171102 - Specific Use Permit - All Storage (City Council District 2), Item #10- SU171002/S171002 - Specific Use Permit/Site Plan - QuikTrip, QT 953 Addition Revised, Block A, Lot 1R, and Item #11- RP171001 - Replat - QuikTrip, QT 953 Addition revised, Block A, Lot 1R.

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 P171201, P171202, P171203, P171204, P171205, P171206, P171207, and RP171201 and approve the minutes of October 2, 2017, approve public hearing consent agenda items P171102, RP171001, and RP171102, and postpone cases S171104, SU171102, SU171002/S171002 and RP171001.

Motion: Spare

Second: Coleman

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

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8- Z171101/CP171101 - Zoning Change/Concept Plan - Ramirez Residence, Jacob Watson Survey, ABST 1632 (City Council District 4). Planner Colby Collins presented the case report and gave a Power Point presentation request to approve 2.85 acres from A, Agriculture District to a Planned Development District for the purpose of creating two single-family residential lots including a barn conversion to a home. Tracts 1A and 1B, Joab

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Watson Survey, Abstract No. 1632, City of Grand Prairie, Tarrant County, Texas. Generally located northwest of the intersection of Broad St. and Day Miar Rd. and addressed as 4665 E. Broad St. Zoned Agriculture (A) District. The applicant is Bryan Connally, CBG Surveying and the owner is John Ramirez.

Mr. Collins stated the proposed residential home will have a living area just over 2,639 sq. ft. The proposed residential lot will use existing access via expanded driveway from Day Miar Road. The applicant proposes to develop the property in accordance with the proposed Planned Development and SF-Estate base zoning. With the approval of the proposed Planned Development, the applicant will be exempt from Resolution 3924. Staff recommends approval pending that staff (Development Review Committee) recommendations are met.

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

John Ramirez, 4665 E. Broad Street, Mansfield, TX stepped forward representing the case and to answer questions from the Commission.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases Z171101/CP171101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– S171101 - Site Plan - Medical Offices & Office Uses (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation request to approve a Site Plan for three office single-story medical office buildings totaling 20,000 square feet on a 2.56 acre tract. Tract 6.23, Elizabeth Gray Survey, Abstract No. 517, in the City of Grand Prairie, Dallas County, Texas and generally located northwest of the intersection of S. Carrier Parkway and Bennie Lane. Zoned PD-12, Planned Development. The agent is Walter Nelson, Walter Nelson and Associates and the owner/applicant is Fray Webster, Bramata.

Mr. Helm stated the Site Plan depicts three buildings, two 5,000-sf buildings, and one 10,000-sf building. The two smaller building entrances are facing one another, while the larger building will have its primary facade facing towards Carrier Parkway. The site is accessible from Carrier Parkway from the east and via a private drive south of the property. The property is zoned PD 12,

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Planned Development, with an underlying zoning of GR, General Retail. 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 in everything but the rear setback. 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. The applicants appeals are as follow: Façades – Windows are required along 50% of the length of the primary façade. The applicant is requesting an appeal for the smaller two buildings, citing needing to be able to properly separate the rooms in the building. The applicant has proposed to enhance landscaping in lieu of the window requirements. Horizontal Articulation – The applicant is also requesting an appeal to the horizontal articulation on the west side of the larger medical office building. The west side of the building will be facing a 6 foot masonry screening wall. Rear Yard Setback – The applicant it requesting a variance to the rear yard setback of the 10,000-sf building. The current site plan shows the rear setback of the building being 15 feet, while the requirement is 20 feet. This setback abuts the western screening wall.

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

Commissioner Coleman asked why windows are required along 50% of the length of the primary façade.

Mr. Helm stated Appendix F applies to properties within an overlay district, more for an esthetic look of the buildings.

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

Walter Nelson with Nelson & Associates, 3012 Hobble Court, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Fisher asked if there are any practices at this time looking to operate in this facility.

Mr. Nelson said he does not know who would be occupying the spaces at this time.

Commissioner Smith said there are already several medical building located in the area, is there a need for more.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Mr. Nelson said those other facilities are medical clinics/hospitals this would be just medical offices.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve cases S171101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Spare

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– S171103 - Site Plan - Zaza Auto (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation request to approve a request to approve a site plan for three (3) major auto repair shops on one lot on 0.818 acres. Two of the proposed shops are single story, single tenant, 3,200 square feet; with the third single story shop being 1,800 square feet. The 0.818 acre property is located in the William C. May Survey, Abstract No. 891, being Idlewild Heights Addition, Block 4, Lot 15 and Lots 40-43. The property is generally located west of Camden Drive and approximately 558 feet south of E. Jefferson Street (more specifically addressed at 365 Camden Drive). The property is zoned Heavy Industrial (HI) District and is within the Central Business District Corridor, Section 4 (CBD-4) District. The agent is Joe Ezzell, Ezzell & Associates, the applicant is Timothy Mankin, Peiser & Mankin Surveying, LLC, and the owner is Hassan Alizaza.

Mr. Lee stated Tiger Auto Sales is the current applicant and has recently developed the property located approximately 200' north of this site. Currently, the vacant industrial property consists of five separate lots and an associated replat is on the current agenda for the Commission's consideration to combine the properties into one single lot. The site is generally flat terrain, gentle sloping east. There is evidence of past open storage uses on the properties. Utilities are available to serve the site. The applicant proposes two 3,200 square foot auto shops and one 1,800 square foot shop. All three shops will consist of a combination of brick exterior construction generally facing the street and R-panel steel along the remaining side of the buildings.

- (2) 3,200 sq. ft. Major Auto Repair Shops (8 spaces per unit including 1 accessible space)
- (1) 1,800 sq. ft. Major Auto Repair Shop (5 parking spaces, including 1 accessible space)
- Masonry dumpster enclosure per City Standards.
- No Auto Salvage

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Mr. Lee stated as proposed, the development complies with the dimensional and setback requirements for the LI district. The primary customer entry will be two commercial drives via Camden Drive with adequate customer and employee parking designated for each shop. The exterior elevations will consist of combination brick primarily up front with the remaining sides consisting of steel, R-Panel construction adequate landscaping is provided, 20 %, which exceeds the minimum 4% requirement. The site provides for eight street trees and four on-site canopy trees, and multiple shrubs.

Mr. Lee stated the Development Review Committee recommends approval.

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

Joe Ezzell with Ezzell & Associates, 2211 Texas, Irving, TX stepped forward representing the case and to answer questions from the Commission. He said the proposed use would fit well with the surrounding uses, the owner is in a lease space at this time, but is ready to relocate as soon as possible.

There being no further discussion on the case Commissioner Fisher moved to close the public hearing and approve case S171103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Coleman

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13– SU171101 - Specific Use Permit - 2911 S. Great Southwest Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation request to approve a Specific Use Permit for Transfer and Storage Terminal use in conjunction with a proposed 270,400 square foot office/warehouse building. Tracts 1B02 and 1B04, Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, generally located east of S. Great Southwest Parkway and approximately 623 feet north of W. Warrior Trail. Zoned LI, Light Industrial district. The agent is Dan Gallagher, the applicant is Chris Jackson, Stream Realty Acquisition LLC, and the owner is Concetta Nolan.

Mr. Lee stated the applicant is requesting permission to operate a Transfer & Storage Terminal Facility located within 300' of a single family residential zoned district. The Unified Development Code defines a Transfer and Storage Facility as and establishment engaged in

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

furnishing both trucking and storage services. Normally, Transfer and Storage Terminal uses are allowed within the Light Industrial zoning District by right. However, due to the nature of such facilities and their potential spillover impacts on adjacent properties, UDC requires City Council approval of a Specific Use Permit upon Planning & Zoning Commission's recommendation, when such uses are within 300' of a single family residential zoning district.

Mr. Lee stated as noted in the applicant's Operational Plan and reflected on the site exhibits, the proposal includes the development of a 270,000 square foot industrial warehouse, including flex office spaces, multiple dock doors and outdoor storage areas to accommodate trailer parking and storage. The two-story, fifty-foot building is oriented in an east-west manner with loading docks and proposed trailer parking/storage located north and south of the facility. Primary entry & exit will be provided via two commercial drives along S. Great Southwest Parkway. The installation of these drives requires that the applicant provide a left-turn lane in the existing median. Customer and employee parking will be provided on the west side of the building including 6 accessible spaces. Water and sanitary sewer services are available but may have to be extended to accommodate the development. The applicant has submitted a plat, to establish lot boundaries, dedicate right-of-way and designate necessary easements to accommodate the development of the property. In addition to the natural floodway area to the north, the applicant proposes minimum six masonry wall along the northern property boundary serving a screen to abutting residential zoned properties to the north. A landscape exhibit was submitted reflecting 24 proposed street trees with an additional 30 shade trees on the property as well as over 500 shrubs. The proposed landscaping exceeds the required 4% minimum landscaping requirement for LI zoned properties. Approximately 17% of the site is proposed as irrigated landscaping. The applicant proposes to provide 100% concrete tilt-wall masonry with texture and color variations in accordance with requirements for Industrial buildings which face an arterial street. Although the facility is not located in an Overlay District requiring building articulation, the east and west elevations have been designed to provide articulated facades.

Mr. Lee stated the Development Review Committee recommends approval.

Commissioner Coleman said traffic is already a major concern along Great Southwest Parkway and asked if a traffic study had been conducted for this site.

Mr. Lee replied a Traffic Impact Analysis was not required for this site. Daon Stephens with Transportation, said Great Southwest Parkway would be improved into a six lane road way.

Chairman Motley said he is worried that large trucks would be coming onto the property at all hours of the night sitting there idling and asked how confident are we that it would not happen. He said noise happens with these types of developments and then later become a big problem, especially being adjacent to residential.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Mr. Lee stated the applicant has met with the Environmental Services Director on the noise level, and would be addressed in the ordinance. The applicant would adhere to the Environmental Services requirements.

Commissioner Smith noted staff sent out notices to the surrounding residences, but there were no concerns on their behalf.

Commissioner Spare asked if “no idling” could be put into the ordinances.

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

Dan Gallagher with Kimley Horn & Associates, 13455 Noel Road, Ste 700, Dallas, TX stepped forward representing the case and to answer questions from the Commission. He said they have met with Jim Cumming, Environmental Services Director, and where provide with the noise ordinance, he understands what is and not allowed on the property. Mr. Gallagher stated they could not support a 24 hour prohibited requirements.

Commissioner Spare asked if a multi-tenant facility of this type is the best use for this location, being adjacent to residential, he does not want Environmental Services receiving complaints in the future.

Steve Norwood stated the applicant could meet with staff to discuss their operational plan.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU171101 as recommended by staff, with the following additions:

1. That the applicant meets with the local HOA to the northeast to discuss the facility and what implications it will have.
2. That they discuss the possibility of limiting their 24 hour operations to the southern side.
3. Examine the possibility of a larger wall with sound reflecting capabilities.
4. Look at the possibility of berms and taller foliage to the north side to help with sound deadening.

The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14– SU171103 - Specific Use Permit - NaturoMulch, John Spoon Survey Abst 1326 (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation request to approve a Specific Use Permit authorizing the construction of one building for office commercial use and to allow sales of playground mulch and other landscaping materials with Outdoor Storage on 3.385 acres. Tracts 17 and 22, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas generally located on the north side of W. Shady Grove Road approximately 1,800 feet east of SH 161 and addressed as 690 and 706 W. Shady Grove Road. Zoned Light Industrial (LI) District, within the SH 161 Overlay District. The agent is Luis Salcedo, Salcedo Group Inc., the owner/applicant is Omprakash Goyal.

Mr. Collins stated the proposed NaturoMulch sales and inventory storage center is located at 690 and 706 W. Shady Grove Road. NaturoMulch sells, installs, and displays outdoor living products. NaturoMulch plans on storing landscaping material, playground mulch, playground equipment and landscaping tools within an enclosed storage area or product bins as shown on the Site Plan. Two gated drives from Shady Grove Lane will provide access to the site with the two drives forming a continuous drive looping through the site. The west drive provides access to parking, the covered storage area, and the proposed office and sales area, while the east drive provides access to the product storage bins. The drive will be striped as a 24 foot fire lane. The applicant is proposing to employ 3-5 employees and operate the business Monday – Saturday 7am – 6pm.

Mr. Collins stated access to the subject property will be from W. Shady Grove. Staff has informed the applicant that the fire lanes and parking spaces on the subject property will need to be paved with concrete. The applicant is requesting to utilize gravel paving surface in the areas of the yard adjacent to the inventory bins. Because of the nature of the business and the storage of mulch and landscaping materials adjacent to the proposed gravel areas, Staff does not oppose this request. The Development Review Committee recommends approval of the Specific Use Permit subject to DRC comments and with the following conditions: 1) That the asphalt drive aisles, parking spaces, and fire lane be shown as concrete.

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

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve cases SU171103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Second: Lopez

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15– SU171104/S171102 - Specific Use Permit/Site Plan - Mayberry Gardens (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of an assisted living facility on 4.85 acres. Lot 2, Block 1, Westchester Town Center Phase Three A, City of Grand Prairie, Dallas County, Texas, zoned PD-136C, and located at 540 E. Polo Road. The agent is Steven Homeyer, Homeyer Engineering, the applicant is Wes Staub, Mayberry Gardens, and the owner is Jason Yagci, Charter School Solutions.

Ms. Ware stated staff has classified Mayberry Gardens as a Registered Group Home. The City of Grand Prairie defines a Registered Group Home as a facility licensed with the State of Texas and includes facilities that are referenced as group homes, community homes, assisted living facilities or residential treatment facilities as defined in the Texas Human Resource Code, Section 42.002, or the Texas Health and Safety Code, Chapters 123, 247 and 248. Mayberry Gardens meets the Texas Health and Safety Code's definition of an assisted living facility. The proposed development includes six residential buildings and one activity center building. Landscaped areas, walking paths, and park benches are provided throughout the development. Each residential building will:

- Be individually licensed through the Department of Aging and Disability;
- Accommodate up to 16 residents;
- Have a central kitchen and dining room; and
- Be staffed with a manager, caregivers, and attendants who will provide 24-hour care, meals, and assistance with daily living activities.

Ms. Ware stated one residential building will be designated as a memory care home. This home will be licensed as a Type B Assisted Living Home and will have a special certification as an Alzheimer's and Dementia Home. This certification requires that staff go through additional training, the home be locked and secured, and a specific activity program be offered to residents. The home will not provide full time medical care or nursing care. A gated courtyard is proposed for the residents in this home. The majority of groceries and supplies are purchased online then picked up from the store by staff members in a personal or company car. Groceries and supplies are rarely delivered by large trucks. Meals are prepared in each building for building residents. The applicant is proposing residential style kitchens. Environmental Services considers these kitchens to be commercial kitchens; they must be constructed to commercial standards.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Ms. Ware stated the proposed development is subject to the requirements in PD-136C and the Unified Development Code. The proposal meets the dimensional standards. With the exception of fencing along Polo Road, the proposal meets or exceeds the required landscape and screening. PD-136C requires a masonry screening wall along Polo Road. PD-136C was written with the expectation that a single family subdivision would be developed at this location with the rear of individual lots abutting Polo Road. The applicant is proposing to construct a wrought iron fence with masonry columns. Staff does not object to the proposed fence. The buildings are clad in brick and stone with siding accents. PD-136C requires that the exterior finish of all one story homes be 100% masonry, excluding non-load bearing elements such as doors, windows, trim, and accents. The proposed building elevations meet the architectural requirements. The applicant is requesting an exception to requirement for a masonry screening wall along Polo Road to allow construction of a wrought iron fence with masonry columns.

Ms. Ware stated staff recommends approval with the following conditions:

- The applicant shall revise the Site Plan to address Transportation's comments about visibility of traffic on Polo Road for vehicles exiting the site;
- Kitchens shall be constructed to commercial standards; and
- The building certified as an Alzheimer's and Dementia Home shall be constructed to institutional standards.

Commissioner Fisher asked if the buildings would be individually owned or leased.

Ms. Ware stated they would be leased each building would function on its own.

Commissioner Lopez asked if sidewalks would be required along Polo Road.

Ms. Ware replied yes.

Chairman Motley asked if staff was supportive of the wrought iron fencing.

Ms. Ware replied yes, they are support of the fencing.

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

Steve Homeyer with Homeyer Engineering, P.O. Box 294527, Lewisville, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Fisher asked if the other facilities also provide a memory care home, and do the facilities tend to operate at 100% capacity.

Commissioner Smith asked if an average senior could afford to live in one of the homes.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Adrian Hewitt with Mayberry Gardens, 3636 Teasley Lane, Denton, TX stepped forward in support of this request. He said they currently have a facility in Garland and Denton they both provide a memory care home. The facilities usually operate at 100% capacity the average cost to live in the homes range from \$2400 to \$3600 a month, the cost is based on the areas demographics and market study.

Chairman Motley asked if they would be providing any medical assistance onsite.

Mr. Hewitt stated they are not allowed they are more of an assistant living facility.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU171104/S171102 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Fisher

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16– Z171102 - Zoning Change - 1221, 1227, 1231 Day Miar Rd, Caroline M. Adams Survey, Abst. 38 (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation request to approve a Zoning Change from Agricultural to PD, Planned Development for the development of 44 single-story and two-story homes. The 14.38-acre property is zoned Agriculture (A) District, within the Lake Ridge Overlay District, and is generally located at the intersection of Day Miar and E. Seeton Rd. The property is addressed 1221, 1227, and 1231 Day Miar Rd. The applicant is Collier Bailey, Skorborg Company.

Mr. Collins stated the purpose of the request is to create a Planned Development for a single-family residential development with 44 single-family lots, 6 open space/HOA lots, and 1 remnant home lot on 14.38 acres. The applicant intends to develop a new subdivision with new 44 single family homes and retain the existing Kimbrough home site. The primary entrance to the development will be from Seeton Road in Grand Prairie, while an emergency entrance is shown from Day Miar Road in the city of Mansfield. The proposed subdivision will have access from Day Miar Road. Internal public streets will provide access to individual lots. A homeowners association will be created to maintain common areas and the mail kiosk.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

Mr. Collins stated Resolution 3924 requires that 30% of all platted residential lots with a width of 60' to 69' have non-front entry garages. As a compensatory measure, the applicant has proposed the following:

- Double wide garage doors will be allowed on front entry garages provided additional architectural elements are included above the door unit.
- All houses with front entry garages shall have front doors that are 8 feet in height and made of fiberglass, wood, or glass combination.
- Carports are prohibited within the development.
- Covered front porches shall be a minimum of 50 square feet.
- Front entry style three car garages that incorporate one double-wide garage door with one single-wide garage door shall offset the single-wide garage door by a minimum of 12 inches.

Mr. Collins stated on the date of this report (11/03/17), staff has yet to receive a letter of support from the City of Mansfield regarding this project. Until staff receives a letter of support from the City of Mansfield, then staff cannot fully support the applicant's request. Also, due to the requested appeal to the requirement for non-front entry garages in Resolution 3924, staff is not able to offer full support of the request. However, Staff does not oppose the requested change in zoning from Agriculture District to a Planned Development for single family residential development.

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

Collier Bailey and John Arnold with Skorburg Company, 8214 Westchester Drive, Suite 710, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Bailey gave a presentation of several other developments they have developed within the City.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case Z171102 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Adhikari

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

Nays: None

Approved: 9-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, NOVEMBER 6, 2017

PUBLIC HEARING AGENDA Item #17– TA171101 – Text Amendment - Infant Changing Stations. Chief City Planner David Jones presented the case report and gave a Power Point presentation to add a section requiring infant changing stations at all full-service restaurants to Article 11: Performance Standards within the Unified Development Code. The owner/applicant is The City of Grand Prairie.

Mr. Jones stated the proposed amendment to Section 11.15 is intended to require infant changing stations in required public bathrooms at all newly-permitted “Full Service” restaurants as defined in Article 30. 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 further discussion on the case Commissioner Spare moved to close the public hearing and approve case TA171101 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Coleman

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

Nays: None

Approved: 9-0

Motion: **carried.**

Citizen Comments: None

Commissioner Coleman moved to adjourn the meeting of November 6, 2017. The meeting adjourned at 8:00 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

An audio recording of this meeting is available on request at 972-237-8255.