



**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.

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.

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.

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.**