



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 6, 2018**

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

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, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #10– Z180803/CP180802 - Zoning Change/Concept Plan - 400 W. Tarrant Road (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan from Planned Development PD-217 to Planned Development PD-217D to facilitate the development of retail and commercial uses at 400 W. Tarrant Road. A portion of property recorded as Stonechase Apartments Addition City of Grand Prairie, Dallas County, Texas. Approximately .865 acres zoned PD-217 in the Belt Line Overlay located approximately 800 feet east of the intersection of W. Tarrant Road and NW 7th Street and addressed as 400 W. Tarrant Road. The applicant is Matt Hurt, Dawson & Sodd and the owner is Stephen Corley, Nat. Elect. Cont. Assoc.

Mr. Jones stated the proposed uses on the property would follow the use charts found in PD-217. The Development Regulations detail six proposed variances from PD-217 listed below. Three Concept Plans are presented with the PD amendment showing potential development scenarios on the property, but are not intended to reflect a specific development proposal. Approval of the Concept Plans would not obligate future development on the property to any specific scenarios, uses, building footprint, or driveway layout so long as any development proposed substantially conforms with the requirements of PD-217 and the specific standards. Any future development on the property will require review and approval of a Site Plan to determine compliance with the standards of the Planned Development. Any Site Plan proposed on the property would be required to follow the development standards of PD-217 with the following exceptions:

1. Minimum Lot Width reduced from 150 feet to 95 feet;
2. Front Yard Setback reduced from 25 feet to 10 feet;
3. Multiple rows of parking allowed in a front yard;
4. No per foot street tree requirement (minimum 12 street trees required);

5. Landscape buffer reduced from 10 feet to 5 feet;
6. Driveway locations allowed per Exhibit A;
7. Primary ground signage shall consist of no more than one monument sign with maximum dimensions of 8 feet by 8 feet per street frontage.

Mr. Jones stated staff recommends approval of the request for zoning amendment and the associated amendments to Planned Development PD-217.

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

Henry Quigg with Richmond Group, 12200 Stemmons Freeway, Ste 317, Dallas, 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 case Z180803/CP180802 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried.**