



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 8, 2018**

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

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Mark Dempsey, Deputy 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 #10—S180101 - Site Plan - Carrier Parkway Medical Office (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation to approve Site Plan for a single-story medical office building, totaling 7,152 square feet on a 0.903 acre lot, Lot 3, Block 2, Community Square Addition, in the City of Grand Prairie, Dallas County, Texas, zoned PD-107 within the SH 161 Corridor Overlay and addressed as 2626 S. Carrier Parkway. The applicant is Norman Patten and the owner is Lara Abitoye.

Mr. Helm stated the Site Plan depicts 1 single-story medical office building. The site is accessible from Carrier Parkway from the east, the property is zoned PD 107, 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 requested. 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 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. Mr. Helm noted windows are required along 50% of the length of the primary façade. The applicant is requesting an appeal for the east and south façades of the building. The applicant has proposed to enhance landscaping in

lieu of the window requirements. Staff recommends approval of the site plan proposal including the appeal.

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

Tariq Jalil, 4216 Las Brisas Drive, Irving, TX stepped forward in representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve cases S180101 as presented by staff including the appeals, action and vote being recorded as follows:

Motion: Colman

Second: Spare

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

Nays: None

Approved: **8-0**

Motion: **carried.**