



**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.

PUBLIC HEARING AGENDA Item #9– S180203 - Site Plan - Truong Office Building (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for development of a single story, 6,000 square foot office building. Lot 7, Block 1, Greenpoint Center Addition, City of Grand Prairie, Tarrant County, Texas, 0.773 acres zoned LI, Light Industrial and addressed as 2505 S Great Southwest Parkway. The agent is E.D. Hill and the owner is Loc Truong.

Mr. Lee stated the referenced vacant property is zoned Planned Development-350 district. The PD-350 district was established in April 2015, consists of 11.5 acres with frontages along Pioneer Parkway and S. Great Southwest Parkway extends back east to the existing multi-family & single-family residential properties. The 0.775-acre property lies in between an existing convenience store to the north and a fast-food restaurant to the south. The applicant seeks to construct and operate a 6,000 sq. ft. single-story General Office building on the site to accommodate administrative and general business functions related to Asian Times Square. The proposal also includes the construction a dumpster enclosure, concrete parking, drive aisles, landscape improvements, and sidewalks. Access to the subject property will be from two existing commercial driveways fronting the property along S .Great Southwest Parkway. Parking requirements are based on the use; requiring 19 spaces with 22 being provided including 2 accessible spaces.

Mr. Lee said the UDC standards require the proposed building to be clad in 100% masonry materials, excluding doors and windows. The applicant proposes using a face brick on the north, south, eastern and western exterior elevations with stone veneer features along the northern and

southern elevation. The contemporary style building will feature four doors facing west and east with metal awnings above the doors. Staff recommends additional windows be installed to the north due to visibility from southbound S. Great Southwest Parkway traffic. The proposed site exceeds the minimum landscaping requirements for Commercial districts. A total of 1,940 sq. ft. of irrigated landscaping is being provided including four street trees, perimeter shrubbery, and additional plantings throughout the development. The applicant is proposed to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The enclosure conforms to city standards.

Mr. Lee noted the Development Review Committee recommends approval of the request subject to the applicant providing additional windows on northern exterior elevation of the building.

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

E.D. Hill, 209 Lane, Midlothian, TX stepped forward 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 case S180203 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Fisher

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

Nays: None

Approved: 7-0

Motion: **carried.**