



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRAURY 5, 2018**

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

COMMISSIONERS ABSENT: Shawn Connor, Clayton Fisher, Cheryl Smith

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, 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 6:45 p.m.

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

Chairperson Motley noted Commissioner Cheryl Smith was not present due to the death of her father, and asked that we all keep Cheryl and her family in our prayers.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180301 – Final Plat – Ibarra Corner, P180302 – Preliminary Plat – Mansions at Lake Ridge, P180303 – Preliminary Plat – Forum and Sara Jane Addition, P180304 – Preliminary Plat – Epic East Towne Crossing, P180305 – Preliminary Plat- Cedar Ridge Estates, and P180306 – Preliminary Plat – Villas on Bardin Road.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of January 8, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P171205 - Preliminary Plat - Mira Lagos East Townhomes South (City Council District 4). Preliminary Plat for Mira Lagos East Townhomes South with 87 residential lots and 3 open space lots on 9.296 acres. Tracts 2.8 and 2.9, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Overlay District, generally located west of Lake Ridge Parkway and south of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Item #4- P180201 - Final Plat - Curtiss-Wright Addition (City Council District 1). Consider a proposed Final Plat of Lots 1 & 2, Block 1, Curtiss-Wright Addition. The 2.56-acre property is zoned Planned Development-12 (PD-12) and addressed as 820 & 824 S. Carrier Parkway. The agent is Walter Nelson and the owner is Fray Webster, Bramata.

Item #5-RP171002 - Replat - Fresh Express (City Council District 2). A request to replat (combine) two industrial lots and relocate utility easements to accommodate the proposed expansion to an existing food processing facility into one commercial lot on approximately 44.5 acres. The properties are located north of W. Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway (2370 W. Warrior Trail). The properties are currently zoned Planned Development 241 (PD-241) district and Light Industrial (LI) district and lies within the Great Southwest Industrial (GSW) district. The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express.

Item #6-RP180201 - Replat - Dalworth Park Addition (City Council District 5). Consider a request to approve a Replat of Lots 9 & 10, Block 169, Dalworth Park Addition. The 0.344-acre property is zoned General Retail (GR) and is addressed as 9 & 10 Nelson Street. The applicant is Rodolfo Gaona and the owner is Oscar Ninffent.

Item #7-SU160203A - Specific Use Permit Renewal - Gemini Coatings (City Council District 1). Consider a request for the renewal of a specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8- S180203 - Site Plan - Truong Office Building and Item #9- SU030102C - Specific Use Permit Renewal - 1100 W Pioneer Pkwy.

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 P180301, P180302, P180303, P180304, P180305, and P180306, approve the minutes of January 8, 2018, approve public hearing consent agenda items P171205, P180201, RP171002, RP180201, and SU160203A, and Postpone cases S180203 and SU030102C.

Motion: Spare

Second: Coleman

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

Nays: None

**Approved: 6-0**

Motion: **carried.**