



**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 #11– S171101 - Site Plan - Medical Offices & Office Uses (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation request to approve a Site Plan for three office single-story medical office buildings totaling 20,000 square feet on a 2.56 acre tract. Tract 6.23, Elizabeth Gray Survey, Abstract No. 517, in the City of Grand Prairie, Dallas County, Texas and generally located northwest of the intersection of S. Carrier Parkway and Bennie Lane. Zoned PD-12, Planned Development. The agent is Walter Nelson, Walter Nelson and Associates and the owner/applicant is Fray Webster, Bramata.

Mr. Helm stated the Site Plan depicts three buildings, two 5,000-sf buildings, and one 10,000-sf building. The two smaller building entrances are facing one another, while the larger building will have its primary facade facing towards Carrier Parkway. The site is accessible from Carrier Parkway from the east and via a private drive south of the property. The property is zoned PD 12, 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 but the rear setback. 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 applies to properties within an overlay district and contains standards intended to increase the quality of development. These standards include requirements for building materials, articulation, and architectural elements. The proposed elevations consist of stone veneer, stucco and glass. 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. The applicants appeals are as follow: Façades – Windows are required along 50% of the length of the primary façade. The applicant is requesting an appeal for the smaller two buildings, citing needing to be able to properly separate the rooms in the building. The applicant has proposed to enhance landscaping in lieu of the window requirements. Horizontal Articulation – The applicant is also requesting an appeal to the horizontal articulation on the west side of the larger medical office building. The west side of the building will be facing a 6 foot masonry screening wall. Rear Yard Setback – The applicant it requesting a variance to the rear yard setback of the 10,000-sf building. The current site plan shows the rear setback of the building being 15 feet, while the requirement is 20 feet. This setback abuts the western screening wall.

Mr. Helm stated staff recommends approval of the site plan proposal including the appeals.

Commissioner Coleman asked why windows are required along 50% of the length of the primary façade.

Mr. Helm stated Appendix F applies to properties within an overlay district, more for an esthetic look of the buildings.

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

Walter Nelson with Nelson & Associates, 3012 Hobble Court, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Fisher asked if there are any practices at this time looking to operate in this facility.

Mr. Nelson said he does not know who would be occupying the spaces at this time.

Commissioner Smith said there are already several medical building located in the area, is there a need for more.

Mr. Nelson said those other facilities are medical clinics/hospitals this would be just medical offices.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve cases S171101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Spare

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

Nays: None

Approved: 9-0

Motion: **carried.**