

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and 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.

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

<u>CONSENT AGENDA ITEMS #1:</u> disapproval of plats without prejudice for the following Consent agenda Items – P160301 - Preliminary Plat – Greenway Trails, P170101 – Preliminary Plat – Windsor Hills, RP171001 – Replat – QuikTrip – QT 953 Addition Revised, Blk A, Lot 1R, and RP171002 – Replat – Fresh Express.

<u>AGENDA ITEM: #2-APPROVAL OF MINUTES</u>: To approve the minutes of the Planning and Zoning Commission meeting of August 7, 2017.

<u>PUBLIC HEARING CONSENT AGENDA</u>: Item #3 – P170901 - Final Plat - 161 Toll Road Retail Corners, Lots 1 & 2, Block A (City Council District 2). A request to approve a Final Plat creating two non-residential lots on 9.94 acres. The subject property is zoned Planned Development-294 (PD-294) District for General Retail Uses, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The applicant is Casey McBroom, Cross Engineering and the owner is Charlie Anderson, TA Ikea 10, LP and Dave Carter, NDC Holdings.

Item #4-P170903 - Final Plat - Epic East Towne Crossing Phase 1 (City Council District 2). A request to approve a Final Plat creating eight non-residential lots on 22.26 acres. The subject property is located east of State Highway 161 between Warrior Trail and Mayfield Road, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent

is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic East Towne Crossing LP.

Item #5-P170904 - Final Plat - Epic West Towne Crossing (City Council District 2). A request to approve a Final Plat creating ten non-residential lots on 55.43 acres. The subject property is west of State Highway 161 between Warrior Trail and Mayfield Road, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD and John Weber, Epic West Towne Crossing LP.

Item #6-RP170901 - Replat - J.C. Read Addition, Lot 1R, Block 1 (City Council District 1). A request to approve a Replat of Lot 1, Block 1, JC Read Addition, and Lots 2 & 3, Block 1, J.C. Read Addition, to create a single non-residential lot on 2.67 acres. The property is located South of W. Rock Island Road, approximately 450 feet west of Gilbert Road and addressed at 125 W. Rock Island Road. The property is zoned LI, Light Industrial District. The agent is Michael R. Doyle, B&D Surveying and the owner is Lynn Nelson, Rock Island 199, LLC.

Item #8-SU150502C – Specific Use Permit Renewal – 1519 E Main Street (City Council District 5). A request to renew specific use permit -830B for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3). The agent is Alfonso Lopez and the owner is Ricardo Flores.

Item #8-SU151002A – Specific Use Permit Renewal - Gables at Green Oaks (City Council District 1). A request to renew specific use permit-895 and site plan to construct and operate a restaurant with drive-through. The 1.05-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The owner is Gables Realty, LP, the applicant is Goodwin and Marshall, Inc., and the agent is Conifer Real Estate.

Item #9-SU151101A – Specific Use Permit Renewal - 2000 E Pacific Ave (City Council District 5). A request to renew Specific Use Permit-983 permitting the operation of small trucking company w/ fleet truck maintenance (including major truck repair) AND permitting the operation of major truck repair of non-fleet vehicles. The 0.55375 acre property, zoned Light Industrial (LI) District and located within the Central Business District No. 3 (CBD-3). The property is located at the northeast corner of E. Pacific Avenue and Industrial Avenue.

<u>AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED:</u> Item #10 – S170903 - Site Plan - Grand Estates of Grand Prairie and Item #11 - Z170902 - Zoning Change - Prairie Hills, and Item #12–S170801 - Site Plan - West Polo Road Retail.

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 P170101, RP171001, and RP171002, and approve the minutes of August 7, 2017, approve public hearing consent agenda items P170901, P170903, P170904, RP170901,

 $SU150502C,\ SU151002A,\ and\ SU151101A,\ and\ postpone\ cases\ S170801,\ S170903,\ and\ Z170902.$

Motion: Spare Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None Approved: **8-0** Motion: **carried.**