



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 9, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Warren Landrum, Eric Hedin, Cheryl Smith, Max Coleman.

COMMISSIONERS ABSENT: Clayton Fisher and Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #15- TA180201A - Amending Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas. Chief City Planner David Jones presented the case report and gave a Power Point presentation to amend Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

Mr. Jones stated in response to HB 2437, which prohibits cities from passing an ordinance prohibiting or requiring developers use certain materials, staff proposes the following changes to Appendix W -Residential Development Standards:

Landscaping Requirements: Increase landscaping requirements for residential from 1 tree in front yard + 1 tree anywhere on the property to 2 + 2, but allow credit to be claimed for using recommended building materials (similar to Article 6).

Multi-Family Incentives: Allow increase in density, reduction in garage parking, or reduction in landscaping for multi-family developments that provide preferred materials.

Variance Language: The city receives frequent requests from developers for variances to a range of items, including lot sizes and garage orientation on single-family residential lots, and to limitations on 1-bedroom units and enclosed garage parking on multi-family residential developments. Staff proposes to modify the existing variance language for single-family and

townhomes to allow for reduction in lot widths, setbacks, and garage orientation if recommended materials are used, and modify language for multi-family to establish that a credit may be granted towards 1-bedroom restrictions and number of enclosed garages if preferred materials and methods are used.

Multi-Family Amenities: The current ordinance contains three categories of amenities and requires that a developer select a certain number from two of the three categories to receive approval. In the 18 months since the ordinance was adopted, each multi-family development has met these requirements. Staff proposes to modify amenities requirements for multi-family to require that more amenities be provided while still only requiring amenities from two of the three categories; as an exception, if the development does not use recommended materials and methods, amenities are required to be provided from all three categories rather than two.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA180201A as recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 7-0

Motion: **carried.**