



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 4, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

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, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, 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 Motley gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #10- TA181002 - Text Amendment - Appendix F, Corridor Overlay District. Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for an amendment to the Unified Development Code Appendix F, Corridor Overlay District Standards and related articles to update standards for commercial development within designated Corridor Overlay zones.

Ms. Ware stated over the past several years, Grand Prairie has seen an increase in the number of projects within the Corridor Overlay Districts. Many of these projects have required variances to Appendix F: Corridor Overlay District Standards. The frequency and number of requests for variances demonstrate that Appendix F is not functioning as intended. The purpose of the text amendment is to allow more flexibility while maintaining high development standards. The revised Appendix F takes a different approach to development than the existing Appendix F. The revised document focuses on results instead of regulation, prioritizes high quality places instead of a particular style of building, and allows flexibility and creativity instead of requiring adherence to rigid standards. The revised Appendix F is organized around four elements: Usable Open Space and Pedestrian Linkages, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. It includes a combination of guidelines and standards, some of which are presented as a menu of options. The guidelines illustrate the character and quality of desired development and act as performance criteria. This approach gives developers the flexibility to decide how best to create high quality places. The intent is to encourage creativity, innovation, and context-sensitive design.

Chairperson Spare noted there were no more 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 Smith moved to close the public hearing and approve case TA181002 with the recommendation to add language that limits the clustering of restaurants with a drive-through. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried.**