



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 10, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Kurt Johnson, and Janie Adhikari.

COMMISSIONERS ABSENT: Bill Moser

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, 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 6:30 p.m.

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

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P170604 - Final Plat - Sarinana Addition, Lots 1-2, Block 1, P170801 – Final Plat – Prairie Ridge Phase I, P170802 – Final Plat- West Oakdale Addition, P170803 – Final Plat – Noble Residency Estates, P170804 – Preliminary Plat- Epic Town Crossing East, P170805 – Preliminary Plat- Epic Town Crossing West, P170806 – Final Plat – West Polo Road Retail, and RP170801 – Replat – First Baptist Church of Grand Prairie Addition

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of June 5, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3 - RP170301 - Replat - Family Dollar - Belt Line GP, Lot 14A, Block A (City Council District 2). A request to approve a Replat creating one non-residential lot on 1.528 acres. The subject property is addressed as 2010 S. Belt Line Road and zoned Planned Development 358 (PD-358) District for general retail uses. The agent is Sreeni Bollu and the owner is Benny Emmons, Emmons & Emmons LP.

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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 P170604, P170801, P170802, P170803, P170804, P170805, P170806, and RP170801, and approve the minutes of June 5, 2017, and approve public hearing consent agenda item RP170301.

Motion:

Second:

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #4– Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co.

Mr. Collins stated the applicant is requesting for a zoning change to Planned Development, related to the Single Family-1 zoning standards. The proposal meets the density and dimensional standards. The site is accessible by Corn Valley Rd. and Racquet Club Dr. Mutual access easements will provide access to other properties in the development. The applicant is requesting the following appeals and/or exceptions:

- Proposing the front yard setback to be 25ft. instead of 30ft.
- Proposing an area (sq. ft.) exception for Lot 2 of the residential lot

Mr. Collins stated the Planning and Zoning Commission denied the plat without prejudice. Once the pending zoning change from General Retail to Planned Development is approved by City Council, staff will administratively approve the plat.

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

Jose Lucio Sarinana, 2121 Avenue B, Grand Prairie, TX stepped forward representing the case, he said he likes the area and would like to construct two residential homes on these lots.

Chairperson Motley state, because of the language barrier, he would like to make sure Mr. Sarinana understands the minimum square footage and lots size standards for this PD and asked

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that Mr. Sarinana meet with staff before this case is heard by the City Council to make sure Mr. Sarinana understands.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases Z170603 as recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5– S170501 - Site Plan - 701 W Jefferson Street (City Council District 5). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan of Lot 1, Block 1, of Indian Hills Addition, to construct and operate commercial development. The 1.44-acre property is zoned Commercial (C) within the Central Business District and located at the address 701 W. Jefferson St. The applicant is Julio Santiago and the owner is Arturo Torres.

Mr. Collins stated the proposed building is for commercial office uses. The property is accessible by a drive on W. Jefferson St. and Choctaw Trc; a mutual access easement provides access to and circulation around the development. The required number of parking spaces is determined by use. The number of parking spaces provided exceeds the number of spaces required.

Mr. Collins stated the Development Review Committee recommends approval of this request.

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

Julio Santiago, 607 W. Jefferson Street, Grand Prairie, TX stepped forward representing the case.

Chairperson Motley stated in Grand Prairie it is important that we take sites that have seen better days and improve them by upgrading and bring them back to code this is the type of development he likes to see happen to our city.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case S170501 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

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Second: Spare

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6– SU170701 - Specific Use Permit - 301 Bill Irwin St (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit & Site Plan to allow for a Major Auto Repair Facility. The 0.21 acre property is zoned Light Industrial-Limited Standards (LI-LS) District and lies within the Central Business (CBD) Corridor Overlay District, Section 3. The property is generally located at the southeast corner of Bill Irwin Street and Airport Street. The agent is Ricardo Gaytan, the applicant is Isreal Larraga, and the owner is David Langston.

Mr. Lee stated the applicant proposes to use an existing Industrial-zoned property consisting of one lot totaling 12,000 square feet. The property has an existing single-story 1,800 square foot concrete block building and is currently being used for miscellaneous industrial-related uses. Currently the site has partially concrete paved surfaces. The applicant proposes to utilize the existing site for major auto repair facility. The single story building is orientated towards the northern portion of the property, with three overhead doors oriented south and served by 60' concrete drive via Bill Irwin Street. The site will provide seven concrete paved customer and employee parking spaces. According to the Operational Plan and discussion with the applicant, the single tenant auto repair facility will be open Monday through Saturday from 9:00 AM to 5:00 PM. The businesses will have between 2 - 4 employees. The applicant will be utilizing the existing 1,800 sq. ft. concrete block building. The building includes two 10-ft x 10-ft, and one 12' X 10' garage access doors within the building facing southern interior parking. The drive aisle is currently gravel, which is not in conformance with the UDC requirement for a concrete approach. The parking lot paved with concrete in conformance with the UDC. Required parking for a major auto repair facility is one space per 400 square feet. Staff has interpreted this parking requirement to apply only to the proposed office space as the UDC does not specify. However, the UDC also requires that a minimum of one parking space be provided for every 400 square feet, with a minimum of six spaces, for a service station, auto repair, car care or automotive related services. As proposed, the project includes a total of 7 parking spaces, including one handicapped space. As presented the proposal meets the minimum parking standard.

Mr. Lee stated the applicant proposes a roll-out dumpster to serve the site similar to neighboring uses in the area and Environmental Health Department has concurred with the applicant's request to use this type of refuse service subject to storing the roll-out inside when the business is closed. The property provides 6,375 sq. ft. of landscaping LI zoning requires minimum 4% on-site landscaping.

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Mr. Lee stated future development of the subject property shall be subject to all development standards of the Unified Development Code, Central Business District No. 3, the Corridor Overlay Standards and other adopted regulations and policies. This site shall conform to the Auto-Related Business Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated paved surface and outside of the 20' drainage easement. Staff recommends approval of this request.

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

Marco Larraga, 2709 Cactus, Irving, TX stepped forward representing case.

Commissioner Lopez asked how long he has been in this type of business and wants to make sure Mr. Larraga understands the ARB requirements. Mr. Lopez asked where the vehicles would be stored overnight.

Mr. Larraga said he has been in this type of business for the past four years, but has been around this type of business at a very young age. He understands all of the city's requirements the business would be run by him and his brother, all of the vehicles being worked on would remain inside the building.

Chairperson Motley stated in Grand Prairie it is important that we take sites that have seen better days and improve them by upgrading and bring them back to code, this is the type of development he likes to see happen to our city, as long as you follow the rules there would be no problems, he would like to wished them the best in starting their new business.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170701 as presented staff. The action and vote being recorded as follows:

Motion: Spare

Second: Johnson

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7- Z170401 - Zoning Change - Epic Towne Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to expand the boundary of and amend the requirements for Planned Development-266 (PD-266) District for a mixed use development totaling 88.15 acres. The

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subject property, located on both sides of S. Highway 161 between Mayfield Road and W. Warrior Trail, is zoned PD-266, PD-91, PD-273A, and PD-187 and within the SH 161 Overlay District. The agent is Gerald Luecke, Hodges Architecture, the applicant is Mark Davis, Weber & Company, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD, John P. Weber, Epic West Towne Crossing L.P., John P. Weber, Mayfield Towne Crossing L.P., and John P. Weber, Epic East Towne Crossing L.P.

Ms. Ware stated Epic Towne Crossing is an 88-acre phased development along both sides of the 161 Corridor. Once complete, the development will total about 600,000 sq. ft. of retail, restaurants, and related uses. Epic West Towne Crossing, about 58 acres on the west side of State Highway 161, includes a Junior Anchor Lineup/Multi-Tenant In-Line building, five multi-tenant buildings, and nine pad sites. A proposed private street runs through the center of the development, connecting Warrior Trail to Mayfield Road. The private street will provide access to sites within the development. State Highway 161 will provide limited access. Kirby Creek bisects Epic West Towne Crossing. The applicant has proposed improvements to Kirby Creek that will create a unique open space amenity. This linear park includes landscaping, benches, and a 10 ft. trail. The linear park connects to an 8 ft. trail along the proposed private road north of the creek. The trail provides pedestrian connectivity from the neighborhood to the west to retail and restaurants in the development as well as The Epic located to the north. Epic East Towne Crossing, about 30 acres on the east side of State Highway 161, includes a Junior Anchor Lineup/Multi-Tenant In-Line building, three multi-tenant buildings, and 11 pad sites. Access to the development will be provided from Warrior Trail, Mayfield Road, and State Highway 161.

Ms. Ware stated the applicant is seeking to establish Commercial District as the underlying zoning designation. Uses currently listed as permitted by right or by Specific Use Permit within properties zoned Commercial District will continue to be either permitted by right or by Specific Use Permit with the following modifications:

1. The following uses are allowed by right in Commercial District but shall be prohibited in the development:
  - Passenger Terminal
  - Transfer and Storage Terminal
  - Transit Maintenance Equipment Facility
  - Auto Dealer Retail (Franchise Used)
  - Auto Glass (Repair and Tint)
  - Auto Repair (Assoc. Use)
  - Motorcycle Dealer
  - Motorcycle Sales

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- Recreational Vehicle Sales
  - Specialty Auto Repair
  - Contractor Office/Sales (Inside)
2. The following uses are allowed with a Specific Use Permit in Commercial District but shall be prohibited in the development:
- Crematorium
  - Heavy Machine Sales – Outside
  - Mobile Home Dealer
  - Air/Heliport
  - Auto Wrecker Service
  - Mini Storage
  - Auto Body Shop
  - Auto Body & Paint Shop
  - Auto Dealer (Franchise New/Used)
  - Auto Interior Shop
  - Auto Sales Retail (Used)
  - Auto Paint Shop
  - Auto Sales (Wholesale)
  - General Auto Repair
  - Motorcycle Repair
  - Used Auto Parts Sales
3. A convenience store with gasoline sales shall be permissible by right on Lot 1, Block B of Epic Towne Crossing West and Lot 4 of Epic Towne Crossing East. The number of convenience stores with gasoline sales in Epic Towne Crossing West shall not exceed one. The number of convenience stores with gasoline sales in Epic Towne Crossing East shall not exceed one. If one of the convenience stores with gasoline sales ceases to operate, another convenience store with gasoline sales can be provided at a different location with approval of a Specific Use Permit.

Ms. Ware stated the properties within an overlay district are subject to the building materials requirements in Appendix F. The applicant proposes the following changes:

- Include stucco and architectural panels as a primary masonry material;

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- No masonry and texture appliques required for poured-in-place concrete or tilt-wall facades;
- Allow a combination of brick and stone accent for primary facades;
- 20% stone (or brick) accent on primary facades of Anchor Line Up/Multi-Tenant In-line buildings.

Ms. Ware stated staff does not object to including stucco and architectural panels as primary masonry materials. Appendix F requires building articulation, covered walkways, and windows on primary facades. The applicant is proposing alternatives to these standards for the Junior Anchor Lineup/Multi-Tenant In-line buildings and the Freestanding Multi-Tenant buildings. The applicant is proposing a change in building articulation the alternative building articulation is proposed for the Junior Anchor Lineup/Multi-Tenant In-Line buildings and Freestanding Multi-Tenant buildings. No change to the building articulation is proposed for the pad sites. The applicant is proposing to provide covered walkways along 20% of the primary facades of Junior Anchor Lineup/Multi-Tenant In-Line buildings and windows along 15% of Junior Anchor Lineup/Multi-Tenant In-Line buildings and buildings greater than 10,000 sq. ft.

Ms. Ware stated the applicant is requesting relief from the 30 ft. landscape buffer at specific locations due to easements and parcel configuration. Staff does not object to the request. The applicant proposes a 16 ft. landscape buffer along Esplanade. Staff recommends that the applicant provide a 20 ft. landscape buffer at the north and south ends of the private road to ensure that parking lots are adequately screened at the entrances of the development with the landscape buffer tapering to a 16 ft. landscape buffer at the first median break on both ends of the proposed private road. The UDC requires screening of non-residential use. In addition to a 15 ft. wide landscaped buffer, the applicant is required to construct a masonry wall with an authentic mortar bond finish at least 6 ft. in height. The applicant is proposing to install a pre-fabricated masonry screening wall that is 8 ft. in height along property lines adjacent to residential zoning districts. Natural screening will be provided along the east property boundary that is within the floodplain. The unified signage plan includes multi-tenant and monument signs. Sign materials will coordinate with the building materials. While the proposed design is not consistent with the design standards in the UDC, staff does not object to the design changes as shown. The UDC requires 300 ft. spacing between multi-tenant signs. The unified signage plan requires an exception to the spacing requirement for one multi-tenant sign.

Ms. Ware stated the applicant requests the following appeals to Appendix F design standards:

- Horizontal and vertical building articulation for the junior anchor lineup/multi-tenant in-line buildings and freestanding multi-tenant buildings,



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- Covered walkways for the junior anchor lineup/multi-tenant in-line buildings, and
- Glazing (windows) for the junior anchor lineup/multi-tenant in-line buildings.

As a compensatory measure the applicant has proposed two showcase buildings with an upgraded design. These buildings are located on Lot 1, Block A of Epic Towne Crossing West in front of the Junior Anchor Lineup/Multi-Tenant In-Line building. They feature a plaza, additional articulation, tower features, enhanced lighting, more brick and stone, projected cornices, special paving, and deepened shade awning features. Staff is supportive of the request and recommends approval as proposed or with the following modification: alternative building articulation for freestanding multi-tenant buildings can be approved by Staff during Site Plan review if the proposal meets the intent of Appendix F and compensatory measures are provided.

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

Gerald Luecke with Webber & Company, 16000 Dallas Parkway, #300, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Luecke stated Webber & Company have a great deal of experience nationwide with these types of developments, they understand Hwy 161 corridor is very important to the city of Grand Prairie, they would be enhancing the corridor with pedestrian walkways, a linear park, restaurants, music areas, and retail. Mr. Luecke gave a presentation on the design and materials criteria. He said in the retail business visibility is very important that is the reasoning for the façade and walkway request.

Commissioner Johnson asked what other Cities have they developed this type of developments he would like the esthetics to be pleasing to Grand Prairie.

Mr. Luecke said they have developments in Frisco, Plano, and Grand Prairie, they were responsible for bringing in Ikea. What they build in Frisco is similar to this development.

Commissioner Johnson said the development in Frisco is high-end, but what is being shown here today is not high-end in his opinion this looks like a shopping center.

Mr. Luecke stated this development would not be a down-grade they want to achieve a quality design.

Commissioner Johnson asked if the store fronts are designed and determines by the retailer.

Mr. Luecke replied yes.

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Commissioner Spare asked for their reasoning in wanting the use of gas sales to be allowed by right in this zoning district.

John Webber with Epic West Town Crossing L.P., 16000 Dallas Parkway, #300, Dallas, TX stated they want to be able to specify the two locations this use would be allowed, they are big national gas stations, but if the Commission would rather have an SUP in place they are agreeable to the SUP process.

Commissioner Spare asked if Esplanade would be a private road, and would they pay to have the road build and maintained.

Mr. Webber replied yes they would be responsible for the road.

Commissioner Smith stated we want this area, and the development that comes in to be special.

Chairperson Motley asked if approved when development would occur.

Mr. Webber replied they plan on starting sometime in September or November, and hope to be open by October of 2018.

Commissioner Womack said we have done our best not allowing anymore gas stations on this corridor.

Lois Albertus, 3145 Green Vista Trail, Grand Prairie, TX stepped forward asking if this development would affect her property, because she is located within the 300 ft. buffer zone according to the notice she received.

Mr. Crolley stated the buffer zoned is just a notification radius this does not affect her property in any way.

Chairperson Motley stated we have an overlay in place and he does not want to see it compromised, the applicant is asking for too many exceptions how does this comply or not comply with the Hwy 161 Overlay District.

Mr. Crolley said we spent a lot of time on this overlay district, but we always try to look at the intent on what the developer needs to meet their requirements, each developer brings their own design and the city works close to meet the intent of the ordinance and the retailers designs.

Chairperson Motley said the developer is asking for several exceptions to the Overlay District his concern is the people of Grand Prairie and no one else, Hwy 161 is our last major development corridor we would have in the next say twenty years, these exceptions are petty for such a big

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development, his concern is once this property is developed this could be the last time we could do right for the City of Grand Prairie.

Commissioner Spare stated this area is the jewel of Grand Prairie we need to protect our standards we have in place.

Commissioner Lopez asked that all gas station be subject to a specific use permit.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case Z170401 requiring all gas sales/stations be subject to the SUP approval process and the developer must meet all of the Hwy. 161 Corridor Overlay District requirements. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8– Z170702 - Planned Development Request - 1210 & 1220 Seeton Rd (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change from Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family Uses. The 6.49-acre property is addressed as 1210 E. Seeton Road and within the Lakeridge Overlay. The agent/applicant is Rich Darragh, Skorborg Company and the owner is Michael Paris.

Ms.Ware stated the purpose of the request is to create a planned development for single family detached development on 6.49 acres. The applicant intends to develop a new subdivision with about 25 single family lots. The proposed subdivision will gain access from Seeton Road. Internal roads will provide access to individual lots. A homeowners association shall be created to maintain common areas and the mail kiosk. The applicant proposes to develop the property in accordance with Resolution 3924 and SF-4 base zoning with some modifications. Resolution 3924 requires that 30% of all platted residential lots with a width of 60' to 69' have non-front entry garages. The applicant is proposing front entry garages for all lots within the development. As a compensatory measure, the applicant has proposed the following:

- 20% of lots shall contain houses with a minimum of 2,000 square feet with at least a 2 car garage,
- Double wide garage doors will be allowed on front entry garages provided additional architectural elements are included above the door unit,

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- All houses with front entry garages shall have front doors that are 8 feet in height and made of fiberglass, wood, or glass combination,
- Carports are prohibited within the development,
- Covered front porches shall be a minimum of 50 square feet,
- Front entry style three car garages that incorporate one double-wide garage door with one single-wide garage door shall offset the single-wide garage door by a minimum of 12 inches.

Ms. Ware stated due to the requested appeal to the requirement for non-front entry garages in Resolution 3924, Staff is not able to offer full support of the request. However, Staff does not oppose the requested change in zoning from Agriculture District and Single Family-One District to a Planned Development for single family detached residential development.

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

Rich Darragh with Skorburg Company and John Arnold Director of Development, 8214 Westchester Drive, Ste 710, Dallas, TX stepped forward representing the case.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case Z170702 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9– TA170701 – Text Amendment. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Text Amendment to Article 6 "Density and Dimensional Standards," Article 30 "Definitions," and Appendix F "Corridor Overlay District Standards" of the Unified Development Code revising the definition of masonry materials to include stucco and fiber cement siding as masonry materials. The owner/applicant is the City of Grand Prairie Planning Department

Mr. Jones stated staff received direction from City Council at its May 30, 2017 meeting to include cement plaster, commonly known as stucco and fiber cement siding or cementitious siding, also known as Hardie board or Hardie plank in the definition of masonry material within the Unified Development Code. The proposed amendment is intended to give designers and builders more flexibility and creativity, along with making the City more competitive with other

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communities which allow broader use of these materials. This proposed amendment revises applicable sections of Article 6, Article 30, and Appendix F to allow exterior Portland cement plaster (stucco) and fiber cement siding as allowable masonry materials in meeting minimum masonry building calculations.

Mr. Jones stated the Development Review Committee recommends approval of the noted amendments to the Unified Development Code.

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

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case TA170701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**

Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of July 10, 2017. The meeting adjourned at 8:10 p.m.

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Lynn Motley, Chairperson

ATTEST:

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Joshua Spare, Secretary

An audio recording of this meeting is available on request at 972-237-8255.