



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 4, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher

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, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #23– SU170805/S170801 – Specific Use Permit/Site Plan - West Polo Road Retail (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit/Site Plan to allow two commercial buildings totaling 24,000 square feet with a drive through on 3.416 acres. Thomas J. Tone Survey, Abstract No. 1460 City of Grand Prairie, Dallas County, zoned Planned Development-136 (PD-136), and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl.

Mr. Colby stated the site will have two buildings 12,300 and 12,000 square feet in size. Both can accommodate a restaurant and retail space. The restaurants are 2,550 and 2,500 square feet each. The property will have access on E. Polo Road and Carrier Parkway. The number of parking spaces required is calculated based on use. Required parking for restaurants is 1 space per 100 square feet, requiring 51 spaces. Required parking for retail is 1 space per 275 square feet, requiring 70 spaces. The proposal provides 128 parking spaces and exceeds the minimum number of required spaces. The subject property is Zoned Planned Development district with underlying General Retail uses; development is subject to the standards for GR District in the Unified Development Code. With the exception of building height, the proposal meets or exceeds the density and dimensional requirements. The proposal meets or exceeds the required landscaping and screening. Throughout the development review process, the applicant and city staff has been in contact with the Westchester Home Owner's Association. The site plan and plat for the subject property were both submitted to the Westchester HOA for review. Due to exceeding the maximum height allowed, the applicant will need an exception. The south façade cannot exceed 20% metal. The applicant is currently showing 24%.

Mr. Colby stated staff is supportive of the proposal and recommends approval subject to the following conditions:

- A Special Exception for building height must be approved.
- If surplus property adjacent to this property is acquired from the City, the Specific Use Permit will remain in force in the event the properties are combined and a new lot is created.
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Chairperson Motley noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Dick Van Arsdale, 4314 Great View Drive, Round Rock, TX stepped forward representing the case and to answer questions from the commission. He said they would reduce the height of the structure if necessary, but would ask the Commission approved the height up to 30 ft.

Mark Meyer, 4544 Knights Crossing, Grand Prairie, TX with the Westchester HOA stated they have some concerns with the site plan submitted. They would like for the applicant to relocate the dumpsters to the back of the building, need additional landscaping on the west side of the building, the applicant needs to keep the same architectural style with the red brick as the rest of the Westchester neighborhood, the glass door return be relocated, and reduces the parking for this site. Mr. Meyer asked that this case be tabled until the applicant agrees to these conditions.

Mr. Van Arsdale stated they have already responded to Mr. Meyer's concerns, but the dumpster cannot be relocated, because Republic Disposal cannot get to the back of the property, the DRC recommend it be moved as depicted on the site plan. The parking does exceed the parking requirements, but this would benefit the restaurant sites.

Chairperson Motley noted several speaker cards submitted in opposition to this request.

Gwendolyn Cowen, 229 Devonshire Drive, Grand Prairie, TX  
 Gary McGahey, 4552 Rugby Lane, Grand Prairie, TX  
 Catherine MacLeod, 4676 Heatherbrook Lane, Grand Prairie, TX  
 Kisha Morris, 335 Suffolk Drive, Grand Prairie, TX  
 Alfonzo Ramirez Jr., 4552 Knights Crossing, Grand Prairie, TX

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case SU170805/S170801 as presented by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

**Approved: 8-0**

Motion: **carried**