


T E X A S
D r e a m B i g ★ P l a y H a r d
REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 5, 2018

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

COMMISSIONERS ABSENT: Eduardo Carranza and Chairperson Josh Spare

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, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #12– S181104 - Site Plan - Penny Paws Animal Clinic, 2325 W. Warrior Trail (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Site Plan for a proposed animal clinic. Lot 2, Block 1, Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, and zoned Planned Development-58 (PD-58) and located at the address 2325 W. Warrior Trail. The applicant is Rick Davis and the owner is Rob Franklin.

Mr. Helm stated the applicant intends to construct an animal clinic off of Warrior Trail. Any development with a planned development district or overlay district requires City Council approval of a Site Plan. The 4,955 sq. ft. animal clinic will serve the residents of Grand Prairie and neighboring areas and function as a hospital for pets. The clinic provides treatments for diseases and general preventative care. The subject property is zoned PD-58 with a base zoning of Commercial District; development is subject to the standards for C District in the Unified Development Code. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the landscape and screening requirements. The exterior finish materials include stone and brick on 100 % of the façades. The Development Review Committee recommends approval as submitted.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Kenny Tillman, 3020 Bosswood Court, Grand Prairie, TX stepped forward in support of this request. Mr. Tillman lives adjacent to this development he is in support of the masonry wall, but was under the impression that the wall would run along the entire property not just the one lot. The vacant lots have been used for people to cut through and end-up walking through his property. Mr. Tillman asked if the animals would be kept inside the building. Mr. Jones replied yes all of the animals would be kept inside.

James Spurlock, 3003 Bosswood Court, Grand Prairie, TX stated he too has problems with people using these lots as a cut through their neighborhood, but understands the business to the west would be expanding therefore they would also be required to put up a masonry wall.

Matt Williamson stated he has seen the plans of the building expansion to the west and it does include a masonry wall.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S181104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**