



**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

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 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.**