



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 8, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, Mark Dempsey, Deputy City Attorney, 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, Commissioner Adhikari led the pledge of allegiance to the US Flag, and Commissioner Coleman led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P171201, P180201, P180202, P180203, P180204, P180205, and RP180201.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 4, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P180101 - Preliminary Plat - Prairie Gate Addition (City Council District 2). Consider a preliminary plat to establish a 264 -unit multi-family development on one lot on 14.62 acres. The property is generally located on the southeast corner of Dechman Drive and Fish Creek Drive. The 14.62 are property is located in the Thomas J. Stone Survey, Abstract No. 1460 and is zoned is zoned Planned Development-19 (PD-19) District within the Interstate 20 (I-20) Overlay Corridor District. The applicant is John Bezner, Civil Point Engineers and the owner is Chase Debaun, AeroFirma Corp.

Item #4-P180102 - Preliminary Plat - Avilla Heritage (City Council District 2). Preliminary Plat, Lot 1, Block A, Avilla Heritage Addition, on 13.46 acre lot for the purpose of attached and detached residential development. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of

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Grand Prairie, Dallas County, Texas, 13.86 acres zoned PD-367 in the SH 161 and Interstate 20 Corridor Overlays, generally located at the northeast corner of S Forum Drive and Waterwood Drive and addressed as 2100 IH 20. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jason Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn.

Item #5- S180102 - Site Plan - Avilla Heritage (City Council District 2). Site Plan for the development of Avilla Heritage, 140 single-story housing units on a single 12.60 acre lot. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, 13.86 acres zoned PD-367 in the SH 161 and Interstate 20 Corridor Overlays, generally located at the northeast corner of S Forum Drive and Waterwood Drive and addressed as 2100 IH 20. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jason Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn.

Item #6- P180104 - Preliminary Plat - Natitex (City Council District 1). Consider a preliminary plat to establish (13) thirteen commercial lots primarily to accommodate a single story, 5,900 square foot medical office facility on Block 1, Lot 1. A portion of tract 6.3, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, approximately 13.806 acres zoned Planned Development -12 (PD-12) District within the State Highway 161 (SH-161) Overlay Corridor District. The property is generally located east of the State Highway 161 NB Service Road and north of Dickey Road, extending north of Desco Lane and addressed as 810 SH 161. The applicant is Rod Zielke, ZPS Consulting Engineers and the owner is Stewart Hoffman, Natitex LTD.

Item #7- RP180101 - Replat - Flex-N-Gate (City Council District 6). Preliminary Plat, Lot 1R, Block D, Bardin Road Addition, for the purpose of creating a single lot for industrial development. Lot 1, Block D, Bardin Road Addition and Tracts 2, 2.3 and 2.4, Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, Texas and Tract 1P, Memucan Hunt Survey, Abstract No. 757, Tarrant County, Texas, a total of 28.01 acres zoned PD, Planned Development within the Interstate 20 Overlay District and addressed as 1950 and 2150 Bardin Road. The agent is Brian Wade and the owner is Don Cumming, Flex-N-Gate.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8- S180103 - Site Plan - Church on Rush Creek and Item #9-Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use.

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 P171201, P180201, P180202, P180203, P180204, P180205, and RP180201, approve the minutes of December 4, 2017, approve public hearing consent agenda items P180101, P180102, S180102, P180104, and RP180101, and Postpone cases S180103 and Z180101/CP180101.

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Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10– S180101 - Site Plan - Carrier Parkway Medical Office (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation to approve Site Plan for a single-story medical office building, totaling 7,152 square feet on a 0.903 acre lot, Lot 3, Block 2, Community Square Addition, in the City of Grand Prairie, Dallas County, Texas, zoned PD-107 within the SH 161 Corridor Overlay and addressed as 2626 S. Carrier Parkway. The applicant is Norman Patten and the owner is Lara Abitoye.

Mr. Helm stated the Site Plan depicts 1 single-story medical office building. The site is accessible from Carrier Parkway from the east, the property is zoned PD 107, Planned Development, with an underlying zoning of GR, General Retail. The property is subject to the density and dimensional requirements found in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements in everything requested. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscaping and screening requirements. Appendix F requires that primary facades include architectural features. With an exception to the required windows on the facades, the proposal meets the requirements for architectural features. Mr. Helm noted windows are required along 50% of the length of the primary façade. The applicant is requesting an appeal for the east and south façades of the building. The applicant has proposed to enhance landscaping in lieu of the window requirements. Staff recommends approval of the site plan proposal including the appeal.

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

Tariq Jalil, 4216 Las Brisas Drive, Irving, TX stepped forward in representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve cases S180101 as presented by staff including the appeals, action and vote being recorded as follows:

Motion: Colman

Second: Spare

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

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Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– SU180101/S180104 - Specific Use Permit/Site Plan - Albertsons Drive Through (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan authorizing the construction and operation of an ATM drive thru at an existing grocery store on 6.29 acres. Lot 1R, Block 9, Dalworth Park, City of Grand Prairie, Dallas County, Texas generally located at the southwest corner of N. Carrier Pkwy and Dalworth St and addressed as 215 N. Carrier Pkwy. Zoned General Retail (GR) District, within the SH 161 Overlay District. The applicant is Clinton Coultas and the owner is Jeff Kagey, Legacy Texas Bank.

Mr. Collins stated the proposed use includes an ATM drive-through. The drive-through lane provides the required number of stacking spaces. The ATM drive thru will go through the existing, unused outdoor garden area, and that it will have a drive that is exit only onto Dalworth. The proposal exceeds the number of required parking spaces. The site is accessible from Fort Worth St. and N. Carrier Pkwy. The existing landscaping currently meets the city requirements per the City of Grand Prairie Unified Development Code. Per the site plan, the applicant will also meet the requirement to have 1 tree for every 50 ft. The building currently provides 100% masonry. With the addition of the ATM drive thru, the masonry will remain with a slight change in color and texture. Mr. Collins stated the Development Review Committee recommends approval of the request pending the following conditions: 1) Staff recommends approval subject to the drive onto Dalworth meeting sight distance; 2) Cars cannot be parked where doors open into the vehicles/aisle.

Mr. Collins noted Transportation is concerned with traffic exiting onto Dalworth coming up the slope to the street. The concern is that vehicles, because of the vertical obstruction coming up a hill, won't be able to see oncoming traffic. Prior to construction, Transportation requires a study, considering vertical alignment, showing visibility of oncoming traffic in accordance with the City's Unified Development Code.

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

Clinton Coultas with Hotlman Designworks, 403 U.S. Hwy 377, Argyle, TX, stepped representing the case.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve cases SU180101/S180104 as presented and recommended by staff, with the following conditions:

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1. The drive onto Dalworth meeting sight distance.
2. Cars cannot be parked where doors open into the vehicles/aisle.
3. Conduct a study considering vertical alignment, showing visibility of oncoming traffic in accordance with the City's Unified Development Code.

The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– S180106 – Site Plan – Mira Lagos Townhomes South (City Council 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for a townhome development with 87 units on 9.26 acres. Tracts 2.8 and 2.9 of BBB & C RR Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and generally located at the southwest corner of S. Grand Peninsula Drive and Lake Ridge Parkway. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Ms. Ware stated the townhome development consists of 87 residential lots and 3 HOA lots. The development is accessible from S. Grand Peninsula Drive; each lot is accessible from a public street or alley. The minimum lot size is 1,680 square feet, the minimum lot width is 21 feet, and the minimum lot depth is 75 feet. An open space lot with a clubhouse, pool, and centralized mail boxes, is located at the center of the development. Open spaces, sidewalks, and guest parking are provided throughout the development. Pedestrian gates are provided along Lake Ridge Pkwy. The townhomes are grouped in clusters of three, four, five, and six units. Each unit contains a two-car garage in the back of the unit. The driveways of some units provide two additional parking spaces. Residents will be required to park their vehicles in their garage or, if available, driveway. The HOA will enforce the parking regulations. Each townhome unit has a gated patio in front. Where possible, townhome units face open spaces with a street or alley in back. Units along S Grand Peninsula Drive front S Grand Peninsula Drive; units along Lake Ridge Parkway front Lake Ridge Parkway. Ms. Ware stated the Transportation Department has raised the following concerns with several aspects of the proposed development, some of which require that a variance be granted to UDC requirements: 1) the proposed development has a single point of entry. The Transportation Department has requested that the applicant submit a Traffic Impact Analysis or traffic study to prove that one point of entry is sufficient; 2) the UDC requires a 50 ft. ROW with a street pavement width of 31ft. The ROW for Costa Drive is 40 ft. The pavement width of Costa Drive is 24 ft.; 3) driveways along Costa Drive do not meet the minimum spacing requirement; 4)

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several driveways do not meet the required spacing from intersections; and 5) the UDC prohibits permanent dead-end alleys.

Ms. Ware stated the proposal meets the density and dimensional requirements. The developer has proposed the following screening for the perimeter of the development:

- A 15 ft. landscape buffer and 4 ft. wrought iron fence with masonry columns is proposed along S Grand Peninsula Dr;
- A 5 ft. landscape buffer and wood fence along the west property line;
- A 15 ft. landscape buffer and wrought iron fence with masonry columns along the property line adjacent to the property owned by the U.S. Army Corps of Engineers; and
- A 15 ft. landscape buffer and masonry screening wall along Lake Ridge Pkwy.

Ms. Ware stated the proposed building elevations consist of brick, stone, cedar, and siding accents. PD-365 requires that 80% of each façade be constructed of cementitious siding, brick or stone. Proposed building elevations show four color schemes. The developer is requesting the following exceptions: 1) Street and ROW width for Costa Drive; 2) Driveway Spacing; 3) Driveway to intersection spacing; 4) Dead-end alleys; and 5) No sidewalks along Costa Drive. Ms. Ware said while noting the concerns of the Transportation Department, staff believes the requested design and variances are justified based on the following: 1) The development is accessible by S Grand Peninsula Dr and Lake Ridge Pkwy. Both streets are limited-access, major arterials. The City will not grant additional median breaks. There is one feasible location for an additional point of access off of Lake Ridge Pkwy. If added, an access onto Lake Ridge Parkway would not significantly expand the ingress/egress options or mobility for residents. Conversely, the second access point may encourage a dangerous travel pattern. 2). Since townhomes along Costa Drive face green space rather than the street, Costa Drive is intended to function similar to an alley. Sufficient width for fire access is provided, each of the homes will be fire sprinklered, and supplementary parking spaces are provided for guest visitor parking. The Fire Department is not opposed to the street width or design. 3) The dead-end alleys segments will serve ten of the 87 homes, with no segment exceeding 80 ft in length. The alley segments do not meet Fire Department requirements to provide a turnaround or cul-de-sac and each of the homes will be fire sprinklered.

Ms. Ware stated staff recommends approval of the Site Plan with the requested variances, with the condition that the developer add pedestrian easements to the Final Plat where sidewalks cross individual lots and that the applicant work with staff to finalize street names.

Commissioner Spare asked why the city is not allowing any more median breaks along Grand Peninsula Drive.

Daon Stephens said adding a new median break would not meet the minimum 600 foot spacing requirement, and the existing left turn lane onto the adjacent property would interfere with a median break at that location.

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Commissioner Lopez asked if the Traffic Impact Analysis study was to indicate an additional entry access is required, would the case need to come back before the Planning Commission.

Commissioner Smith said what concerns her in her opinion there are just way too many units clustered into this development.

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

Ben Luedtke with Mira Lagos East Investors Group, 3001 Knox Street, Dallas, TX stepped forward representing the case. He said this development would not be age restricted nor would it be a gated community, there is a market for these types of homes.

Chairperson Motley stated there is a concern in case of an emergency with having one way in and one way out.

Mr. Luedtke said all of the homes would have a fire suppression system. A TIA was not required for this development yes this property has challenges therefore he is willing to provide a gate for emergency access only.

Commissioner Spare said he is agreeable with a gate for emergency access.

Daon Stephens said even with the emergency access, Transportation is requiring a traffic study.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases S1810106 as presented by staff, granting the applicants appeals, including an emergency access be provided along with a traffic study, action and vote being recorded as follows:

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #13– P171205 - Preliminary Plat - Mira Lagos East Townhomes South (City Council District 4). A preliminary plat for Mira Lagos East Townhomes South with 87 residential lots and 3 open space lots on 9.29 acres. Tracts 2.8 and 2.9, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Overlay District, generally located west of Lake Ridge Parkway and south of S. Grand Peninsula Drive. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Senior Planner Savannah Ware stated staff recommends tabling this case until the site plan has been revised as approved.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and table cases P171205 as recommended by staff, action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14– SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a six month review of Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan.

Mr. Jones stated the purpose of this request is for the applicant to renew their existing Specific Use Permit for Major Auto Repair and Auto Body and Paint Uses in the Commercial District. October 2, 2017 the Planning and Zoning Commission recommended approval of Tire Sales and Install with Indoor Display Only. Recommendation included restriction of business operation to Tires only or Major Auto Repair and/or Body and Paint only, with no simultaneous operation of uses, and that any of the uses would be forfeit within 6 months of Council action, if no Certificate of Occupancy was obtained. On October 3, 2017 Code Enforcement conducted additional inspection and found evidence of outside repair. October 4, 2017 business was observed conducting outside repair in front of the building. Mr. Jones noted staff recommends approval of the Specific Use Permit Renewal 978B. Staff further recommends that the Specific Use Permit come back to the Planning and Zoning Commission in 1 year for an additional review of compliance and site conditions.

Commissioner Coleman asked if the property is currently being occupied.

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Mr. Jones stated the property is currently vacant.

Commissioner Carranza asked if all the previous cases related to this address have had violations.

Mr. Jones replied yes, all of them were cited by Code Enforcement with numerous violations.

Chairperson Motley stated it is very clear of what has happen in the past with this property, we have given the owner numerous opportunities to make it right, but still keeps having violations why should we grant him an extension and give him more time.

Commissioner Fisher said it is the owner's responsibility to make sure his tenants are meeting the SUP requirements.

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

Vincent Duan, 2812 Monterey Court, Plano, TX, stepped forward representing the case. He said he has had numerous issues with his past tenants violating the SUP requirements, but with this new tenant he would be in partnership with him as the manager to make sure the business is run correctly, he would be spending more time at the property.

Chairperson Motley asked how often he visits the site as the property owner to make sure there are no violations.

Mr. Duan said he tries to visit the site every day, but cannot stay long sometimes he has to leave early, but he plans on spending more time with the new tenant to make sure there are no more violations on the property.

Commissioner Fisher stated as the owner of the property, why is there a continuation of problems and violations.

Commissioner Spare said as the owner he needs to communicate with his tenants to let them know what they can and cannot do on the property.

Chairperson Motley said he cannot support this request there are hundreds of business in the city who also have SUP's, but they follow the rules, this location has been a failure and a repeated failure.

There being no further discussion on the case Commissioner Coleman noted the property is currently vacant therefore he moved to close the public hearing and deny cases SU151004D, action and vote being recorded as follows:

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Motion: Coleman

Second: Spare

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Denied: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15– TA180101 – Text Amendment - Amendment to the Unified Development Code. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve an amendment to the Unified Development Code, Article 4 – Permissible Uses, Article 11 – Performance Standards, and Article 30 – Definitions to establish a definition and regulations for Microbreweries, Brewpubs, and Distilleries in the Central Business District. The owner/applicant is the City of Grand Prairie Planning Department.

Mr. Jones stated Staff has received interest from multiple parties regarding craft breweries with on-site production, sale, and consumption. Currently, the City has no avenue to permit a brewery with on-site sales and consumption without subjecting the operator to a 70% requirement for food sales. Some craft breweries have food sales or a “bring your own” policy but it is not necessarily typical. This item is an effort to facilitate the market demand for craft breweries/brewpubs and distilleries, particularly in the downtown area, and to take advantage of Grand Prairie’s logistical advantages in the DFW metroplex. Regulations allowing craft alcohol production, sale, and consumption should encourage operators that fit the profile of a craft brewery or distillery, with unique design and sense of place, high regard for craft and quality, and appropriate atmosphere that produces a regional attraction. The following definition would regulate by-right brewpub and distillery operation:

Brewpub: An establishment regulated and licensed and/or permitted by the Texas Alcoholic Beverage Commission which contains a brewery producing liquor or beer and which offers its product for on-site sale and consumption in the same facility or structure as the brewery and which may or may not serve food in the same facility or structure as the brewery. This definition may also include a restaurant within the same area or district in which a brewpub is allowed, which brews liquor or beer on-site and serves the liquor or beer for on-site consumption in the same facility or structure, and where gross receipts of alcoholic beverages do not exceed 50% of gross receipts. Brewpubs and distilleries meeting the above definition would be allowed by right, but under the ordinance there are several scenarios which may also trigger a Specific Use Permit;

- i. The physical size of all operations within a single building exceeds 20,000 square feet or the cumulative physical size of operations within multiple buildings exceeds 20,000 square feet, including brewery rooms, tasting rooms, commercial kitchens, and dining areas;

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- ii. The property or properties on which operations are proposed exceeds 1 total acre;
- iii. Any uses, other than food service meeting the definition of a restaurant, are requested concurrently with the brewpub which share a demised space with the brewpub or whose business operates as an integral part with the brewpub, including live entertainment, event space, hotel, or retail space when the retail area exceeds 1,000 gross square feet;
- iv. Thirty percent (30%) or more of alcohol sales come from alcoholic beverages, liquor, beer, wine, or spirits produced outside the Downtown Study Area;
- v. The operator is required by TABC to obtain a mixed-beverage license and/or late hours permit, or for any operation associated with a brewpub with business hours which extend beyond midnight;
- vi. More than 10,000 barrels of liquor, beer, or distilled spirits in any combination are produced annually at the location;
- vii. Sales or consumption of liquor, beer, or distilled spirits occur within 300 feet of uses listed in Section 4.8.6.

Mr. Jones stated a final component of the amendment would update the Use Charts to allow Brewpubs by right within the Downtown Study Area and also to allow tasting rooms by SUP for breweries which are outside the Downtown Study Area or do not meet the definition of brewpub.

Commissioner Lopez asked if the business would be allowed to have off-site sales, and does staff see this as a positive.

Mr. Jones replied yes, limiting them to just this area would be a start to see how well they would progress and generate foot traffic after working hours. The applicant would need to meet all of the TABC requirements and obtain all of the appropriate permits from the State.

Commissioner Spare asked if this type of use becomes successful, could we see them in other areas of the city.

Commissioner Fisher said he has been to several brewpubs, and yes there would be foot traffic.

Commissioner Carranza asked if the interested parties are also a restaurant.

Mr. Jones replied yes one of the interested parties is a restaurant.

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Chairperson Motley noted there were no more questions for staff, opened the public hearing, and asked for speakers. There being no speakers on this case or further discussion Commissioner Lopez moved to close the public hearing and approve cases TA180101 as presented by staff, action and vote being recorded as follows:

Motion: Lopez

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #16 - USP180101 - Unified Signage Plan - Victory at Lakeridge (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Unified Signage Plan for four multi-tenant signs at Victory at Lakeridge. Lots 3 and 5, Block 1 of Victory at Lakeridge and Tract 3C, M Hunt Survey, Abstract 1758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lakeridge Overlay District, and located at 5100 Lake Ridge Pkwy and 2360 W. Camp Wisdom Rd. The applicant is Brad Pilkington and the owner is Kris Ramji, Victory at Lake Ridge.

Ms. Ware stated the applicant intends to install four multi-tenant signs at the Victory at Lakeridge development. Two multi-tenant signs are 25 ft. tall and two multi-tenant signs are 8 ft. tall. The signs are clad in brick and stone and coordinate with the building materials used in the development. The Development Review Committee recommends approval as presented.

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

Brad Pilkington, 3310 Woodmont Drive, Arlington, TX stepped forward representing the case.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve cases USP180101 as presented by staff, action and vote being recorded as follows:

Motion: Spare

Second: Fisher

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

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Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of January 8, 2018. The meeting adjourned at 8:00 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

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