

## **PLANNING AND ZONING COMMISSION DAFT MINUTES OF DECEMBER 1, 2014**

PUBLIC HEARING AGENDA Item #13- S141203 - Site Plan - The Quadrangles on Interstate 20 (City Council District 4). Senior Planner Denice Thomas presented the case report and a Power Point presentation for the approval of a site plan to construct and operate a multi-family residential development. The 13.89-acre property, located at 2755 W. IH-20, is zoned Planned Development District 140-B (PD140-B) and is within the IH-20 Overlay District. The agent is Ross Frankfurt, the applicant is Eric Frankfurt, Grand Prairie 20, LP, and the owner is Eric Frankfurt, E.S. Frankfurt Management Inc.

Mrs. Thomas stated the base zoning for the PD is MF-2. The following provisions have been met by the applicant, Site Design, Landscaping, Building Design, Parking and Dimensional Requirements.

Mrs. Thomas stated the applicant is requesting permission to exceed the maximum height by 4.5 inches. Staff does not oppose this request. The applicant meets or exceeds almost all of the applicable regulations. The DRC recommended approval of the proposal.

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

Eric and Ross Frankfurt with Grand Prairie 20 LP, 5950 Sherry Lane, Suite 205, Dallas, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S141203 per staff's recommendations. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Garrett, Gray, Johnson, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**