



**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 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.

Motion: Spare

Second: Coleman

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

Nays: None

Approved: **8-0**

Motion: **carried.**