

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #17- S150406 - Site Plan - Uplift Grand Prep (City Council District 5). Senior Planner Denice Thomas presented the case report and a Power Point presentation for approval of a site plan to construct and operate a school. The 4.66-acre property, generally located at the southwest corner of the North St./NE 4th St. intersection, is split-zoned Central Area (CA) and Single Family District 2 (SF-2) and is within District 2 of the Central Business Overlay District. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner is Ann Stevenson, UPLIFT Education.

Mrs. Thomas stated the required parking does not meet the requirements of the UDC; however, this project is part of a larger school campus with parking throughout that will be shared. While the parking on property is inadequate through the use of a parking management plan, the applicant proposes to mitigate the shortage. The proposed building meets the minimum requirements of the Unified Development Code for materials and it is compatible with the building that exists on the property. The landscape plan does not meet the minimum requirements of the Unified Development Code; however, prior to approval of a mylar the deficiencies will be reconciled.

Mrs. Thomas noted the applicant is not requesting any appeals with this proposal. The Development Review Committee reviewed the project and cleared it to proceed to the Planning and Zoning Commission for consideration.

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

Brian Nelson was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked how many students in the children area do they have, and how would the children get to and from school.

Mr. Nelson stated a total of 1500 children all together. Mr. Nelson said they are planning on constructing a secondary school in the next phase of the development by tearing down the old children's facility and constructing a new building. The children would either walk to school or be dropped off by their parents there would be no bus service. The children would be of young age therefore they would not be driving themselves.

Commissioner Perez asked if the primary students would be in the same building with the secondary children.

Mr. Nelson replied yes, until the secondary building is constructed.

Commissioner Gray asked what percentage of the children would be on reduced or free lunch.

Mr. Nelson replied about 85% they are State funded.

Chairman Garrett noted several speaker cards submitted in support of this case.

Elizabeth Crowe, 1845 Woodall Rodgers Freeway, Suite 1650, Dallas, TX
Jacob Sumpter, 200 E. Abrams Street, Arlington, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150406 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

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

Nays: None

Approved: **9-0**

Motion: **carried.**