

**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 6, 2012**

COMMISSIONERS PRESENT: Chairman Tommy Garrett, Secretary Carol Ann Adams, Vice-Chairperson Cindie Moss, Commissioners James Wooldridge, Ed Gray, Joe Arredondo, Lynn Motley, Bill Moser and Phil Philipp.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Director of Planning and Development, Kevin Lasher, Chief City Planner, Mary Elliott, Senior Planner, Ryan Miller, City Planner, Steve Alcorn, Assistant City Attorney and Chris Hartmann, Executive Assistant.

Chairman Garrett called the meeting to order in the Grand Prairie Development Center, the Grand Conference Room at 7:00 p.m.

Commissioner Moser gave the invocation.

CONSENT AGENDA ITEMS: disapproval of plats without prejudice for the following agenda items: item #1-P120301, Final Plat, Grand Lakes Business Park Phase 3 and item #2-RP120301, Replat, 833 & 837 Forest Oaks Drive.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: item #3-SU091001A-Specific Use Permit Renewal – 1519 E. Main Street (City Council District 5) and item #4-SU120201 – Specific Use Permit – 2735 Hunter Ferrell Road (City Council District 1).

(The above items are not public hearing items).

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice for cases P120301 and RP120301, and to postpone cases SU091001A and SU120201. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moss

Second: Moser

Ayes: Garrett, Adams, Wooldridge, Gray, Arredondo, Motley, Moser, Moss and Philipp.

Nays: None

Approved: **9-0**

Motion: **carried.**

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### AGENDA ITEM: #3-APPROVAL OF MINUTES:

Motion was made to **approve** the minutes of the Planning and Zoning Commission meeting of January 9, 2012. The action and vote being recorded as follows:

Motion: Moss

Second: Moser

Ayes: Garrett, Adams, Wooldridge, Gray, Arredondo, Motley, Moser, Moss and Philipp.

Nays: None

Approved: **9-0**

Motion: **carried.**

### AGENDA PUBLIC HEARING ITEM: #6-TA120201, Text Amendment, Article 6, "Density and Dimensional Requirements," of the Unified Development Code.

City Planner Ryan Miller presented the case report and a Power Point presentation to the Commission for the approval of a Text Amendment to Article 6, "Density and Dimensional Requirements," of the Unified Development Code to amend the Density and Dimensional Tables, add illustrations depicting dimensional requirements, and to make grammatical, format and content modifications to improve the quality and clarity of the Article. The owner is the City of Grand Prairie, the applicant is Kevin Lasher, AICP, and the agent is Ryan Miller.

Mr. Miller stated in a continuing effort to make the Unified Development Code (UDC) a more accessible and user-friendly document, staff is proposing the following modifications to Article 6, "Density and Dimensional Requirements", of the UDC:

1. Working with the Building Inspections Department, staff has translated the requirements listed in the Density and Dimensional Tables at the back of Article 6, "Density and Dimensional Requirements," of the UDC into graphic illustrations to better improve the clarity of these requirements. These changes should also make the density and dimensional requirements more accessible to customers using the UDC as a single resource for development, and aid staff in dealing with inquiries at the Development Center.
2. Changes to the density and dimensional requirements for the Single Family-Attached (SF-A) and Single Family-Townhouse (SF-TH) zoning districts are being proposed to establish a clearer distinction between the two districts and to provide a residential scale to the Single Family-Attached (SF-A) district that is comparable to other single family districts. Specifically, staff is proposing changes to the maximum density, minimum area and minimum front yard setbacks for the Single Family-Attached (SF-A) District. Amendments to the minimum interior side yard setback and the distance between buildings for the Single Family-Townhouse (SF-TH) District are also proposed. Additionally, the two charts are being removed from Table 6A, *Summary of Density and Dimensional Requirements for Single Family Residential Zoning Districts*, and are being placed into a new table labeled

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Table 6B, *Summary of Density and Dimensional Requirements for Single Family Attached and Townhouse Districts*.

3. Additional notes referencing development standards located in other sections of the UDC have been added to Table 6C, *Density and Dimensional Requirements for Multi Family Zoning Districts*, and Table 6D, *Density and Dimensional for Requirements for Commercial Zoning Districts*, for the purpose of better consolidating the development standards for these types of structures.
4. The creation of a new table clarifying the residential accessory structure standards from Section 6, "Accessory Structures", of Article 6, "Density and Dimensional Requirements", of the UDC was created and labeled as Table 6E, *Density and Dimensional Requirements for Residential Accessory Structures*.
5. Grammatical, format and content modifications to improve the quality and clarity of Article 6, "Density and Dimensional Requirements", of the UDC are also being implemented.

Mr. Miller stated the Development Review Committee (DRC) recommends approval of the proposed amendments to Article 6, "Density and Dimensional Requirements", of the Unified Development Code as depicted in the draft ordinance.

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

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case TA120201 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Moss

Ayes: Garrett, Adams, Gray, Wooldridge, Arredondo, Motley, Moser, Moss and Philipp.

Nays: None

Approved: **9-0**

Motion: **carried.**

Comments by the Commission: None

Citizen Comments: None

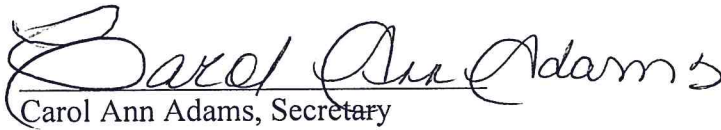
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Chairman Garrett moved to adjourn the meeting. The meeting adjourned at 7:10 p.m.



Tommy Garrett, Chairman

ATTEST:



Carol Ann Adams, Secretary