

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 29, 2016**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Kurt Johnson, Dr. Juan Perez, Charlie Womack, Joshua Spare, Cheryl Smith, John Lopez, and Shawn Connor.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Executive Director, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Charles Lee, Senior Planner, Steve Alcorn, Assistant City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

Commissioner Moser gave the invocation and led the pledge of allegiance to the US Flag and Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Item #1 - P161001 – Final Plat – Winding Creek Addition, Lot 1, Block A, P161002 – Preliminary Plat – Victory at Lakeridge, Lots 1, 4-7, Block 1, P161003 – Final Plat – Prairie Lakes - Southgate Development Addition, Lot 1, Block A & Lot 1, Block B, P161004 – Preliminary Plat – Royal Residences Estates, P161005 – Preliminary Plat – Lake Forest Addition, and RP161001 – Replat – Grand Lakes Business Park, Phase 2, Lot 2R, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 1, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3- P160301 - Preliminary Plat - Greenway Trails (City Council District 6). Approval of a request for the Greenway Trails Preliminary Plat consisting of 608 residential lots, 22 open space lots, and 2 commercial lots all on 353.18 acres. The property, zoned Planned Development (PD-322) District, is located east of S.H. 360 and north of Highway 287. The owner is John Vick, WM SUB GT, LP.

Item #4-P160902 - Final Plat - Methodist Health System Addition, Lot 1, Block 1 (City Council District 6). Approval of a Final Plat creating one (1) non-residential lot on 10-08 acres situated in the Samuel T. Brown Survey, Abstract No. 1689, Dallas County, Texas. The property, zoned

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Planned Development 49 (PD-49) District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The property is being platted to accommodate the development of the proposed 42,700 square foot Methodist Convenient Care Campus (medical clinic). The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

Item #5-P160903 - Final Plat - Lakeway Estates (City Council District 6). Consider a request to approve a final plat to create a 57-lot-single family residential subdivision. The 19.27-acre property, located at 1231 East Seeton Road, zoned Planned Development-356 (PD-356) District, is within the Lake Ridge Corridor Overlay District. The agent is David Schnurbusch, USA Professional Services Group, Inc. and the applicant is J. Waymon Levell, First Southwest Properties Management Co.

Item #6-RP160901 - Replat - Dalworth Park Addition Revised, Lot 1-R and 4-R, Block 106 (City Council District 1). Consider a request to approve a replat creating two (2) residential lots on 0.36 acres. The subject property, located on the SEC of Galveston Street and SW 15th Street, is zoned Single Family-Four (SF-4) District for single family detached residential dwellings. The owner is Saul Zuniga and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #7-RP160902 - Replat - Trinity Oaks Baptist Church Addition, Lots 1R-2R, Block 1 (City Council District 4). Consider a request to replat 9.76 acres into two non-residential lots. The 9.76-acre property, located at 2860 and 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

Item#8-TA160701 - Text Amendment - Article 12. Request for a text amendment to Article 12, "Platting," of the Unified Development Code to revise Section 27, "Participation." The owner/applicant is the City of Grand Prairie Engineering Dept.

Item #9-TA160901 - Text Amendment - Approval of a request for a Text Amendment of Appendix Q: Limited Industrial Limited Services Standards Suffix Zoning District (LI-LS) of the Unified Development Code. The purpose of the text amendment is to alter the minimum development standards within the LI-LS district related to head-in parking, driveway throat width, direct street access to service bay doors and dumpster enclosures. The owner/applicant is the City of Grand Prairie Planning Department.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#10- S160904 - Site Plan - New Harmony Elementary School (City Council District 6).

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 P161001, P161002, P161003, P161004, P161005, and RP161001, and

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approve the minutes of August 1, 2016, approve public hearing consent agenda items, P160301, P160902, P160903, RP160901, RP160902, TA160701, and TA160901, and table case S160904. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11 – S160701 - Site Plan - 203 N Belt Line Rd. (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval a site plan for a non-residential lot for retail and service uses. The 0.694-acre property, located at 203 N. Belt Line Road, is zoned Commercial (C) District and is within the Central Business Overlay District, Section Number 2. The owner/applicant is Khiem Phan.

Mr. Lee stated the applicant is proposing a site plan allow for a 9,100 square foot building for retail and service uses. The vacant lot zoned Commercial and lies with the Central Business District. Section 2, Retail and personal service uses are allowed by right within the C zoning district; however new development with Section 2 of CBD requires City Council oversight of the site plan. More specifically, plans proposed for the 9,100 square foot single story building include: 4,875 sq. ft. full service laundromat w/full laundry services provided, 3,120 sq. ft. retail lease space, for neighborhood general retail services, and 1,105 sq. ft. commercial lease space for either professional office and/or personal service uses. The property abuts a regional bus terminal to the west, personal service uses to the south; self-service car wash to the north and bounded by N. Belt Line Road to the east. Limited access to the site will be a proposed drive via N. Belt Line Road and it is anticipated that mutual access shall be provided at some point in the future. The building complies with the setback requirements for C district. The proposed single-story multi-tenant building shall be comprised of primarily brick, stone and masonry exterior materials and typical glass store front. Adequate landscaping is provided 8.0%, exceeding the minimum 5% requirement. The site provides for 4-street trees and 3 –interior canopy trees.

Mr. Lee. Stated the Development Review Committee reviewed this request and cleared it to proceed to the Planning and Zoning Commission.

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

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case S160701 as presented and recommended by staff. The action and vote being recorded as follows:

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Motion: Spare

Second: Womack

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12 – SU160903/S160903 - Specific Use Permit/Site Plan - Hilton Tru (City Council District 1). Senior Planner Denice Thomas Ware presented the case report and gave a Power Point presentation for approval to approve a specific use permit/site plan to construct a four-story hotel. The 1.88-acre property, located at 1520 N. State Highway-360 (SH-360), zoned Commercial (C) District, is within the SH-360 Corridor Overlay and Great Southwest Industrial (GSWI) Districts. The agent is Hugo Monsanto, Monsanto Architects and the owner is Mike Patel, DITWIN II LLC.

Mrs. Thomas stated the applicant is requesting approval of a specific use permit and site plan to operate and construct a four-story-43,160-square-foot-98-room hotel on 1.88-acres in the Commercial and SH-360 Overlay Districts. Hotels are defined by the UDC as a “facility offering transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreational facilities”; with transient lodging being defined as, “lodging where tenancy is arranged for periods of less than 30 days.” The subject site is zoned Commercial District. Hotels are permissible by-right in C district with approval of a site plan and a specific use permit if it is within 900 feet of a similar use or within a designated overlay district. The subject site is in the SH-360 Corridor Overlay District and within 900 feet of a similar use. A specific use permit is required.

Mrs. Thomas stated the proposal meets all applicable minimum dimension requirements outlined in UDC. Hotel and motels in the City are parked at a ratio of one space per rooming unit plus four. The proposal would allow 98 guest rooms which would require 102 parking spaces. The site plan graphically depicts 102 parking spaces. The parking requirement has been met. Direct access to State Highway-360 Frontage Road via a mutual access easement to the north has been provided. Appendix F of the UDC requires primary façades to have 100% primary masonry, brick or stone, however, it allows up to 20% EIFS or stucco. The resultant area must be a minimum of 80% brick or stone to meet the UDC requirement. The elevations as presented do not meet the minimum requirements. The recommendation of Staff is for the applicant to meet the minimum masonry requirements on all façades of the building.

Mrs. Thomas stated the UDC and Appendix F Primary Masonry Requirement – The UDC require 100% masonry in the C District, however, the subject site is within an overlay and is subject to Appendix F, which allow 80% primary masonry and 20% EIFS or stucco. The applicant has submitted south and west building elevations which have 73% and 74%, respectively. Staff is not supportive of the deviation and recommends prior to City Council review the elevations are revised to meet the minimum 80% primary masonry requirement. The

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applicant is requesting exceptions to the covered walkway requirement which will allow construction of the proposed building without covered walkways along the western façade. The applicant has provided additional landscape as a compensatory measure. Staff does not object to approval of the exception. The applicant is requesting an exception to the Floor Area Ratio and to the maximum height requirements to allow the building to be constructed with an FAR 0.74 instead of 0.50 and a maximum height of 67 feet instead of 25 feet. There is an existing hotel immediately east of this site with similar height and FAR. Staff is supportive of this exception.

Mrs. Thomas stated due to the exceptions requested by the applicant, Staff cannot recommend full support. However, Staff does not object to approval of the proposal subject to the following conditions:

1. Prior to City Council a revised elevation plans shall be submitted that which meets the minimum masonry requirements of the UDC and Appendix F to the Planning and Zoning Division.
2. Prior to final mylar approval, the landscape plan shall be revised to reflect the minimum landscape requirements contained in the UDC.

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

Hugo Monsanto, Architect, 200 S. Rogers, #102, Waxahachie, TX was present representing the case and to respond to questions from the Commission.

Chairperson Motley asked why they are asking for a variance to the masonry requirements.

Mr. Hugo said they would like to follow the new concept look at this location.

Commissioner Dr. Perez asked the applicant if they have other facilities like this one, with the new look, in North Texas.

Mr. Hugo replied no this would be the first one build in North Texas.

Commissioner Johnson said it is important that we meet our standards, and not start to set precedence on the masonry requirements.

Chairperson Motely noted two speaker cards submitted in support of this request. Dimple Patel and Meena Patel, 9425 Sagrada Park, Fort Worth, TX.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case SU160903/S160903 as presented and recommended by staff, meeting the UDC require 100% masonry. The action and vote being recorded as follows:

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Motion: Spare

Second: Womack

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

Mrs. Thomas noted cases SU160901/S160902 and Z160901 are related cases and would be heard concurrently.

PUBLIC HEARING AGENDA Item #13 – SU160901/S160901 - Specific Use Permit/Site Plan - Sonic Drive-In (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.67-acre property, located at 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

PUBLIC HEARING AGENDA Item #14 – Z160901 - Zoning Change - Camp Wisdom Sonic (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval to amend the concept plan and 0.67 acres in Planned Development-130 (PD-130) District to allow General Retail-1 (GR-1) District uses. The 0.67-acre property, located at 2864 W. Camp Wisdom Road, is zoned Planned Development-130 (PD-130) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Rick Ervin, and the owner is Jerry Alcorn, Arlington Jubilee Christian Center, Inc.

Mrs. Thomas stated the applicant requesting approval of a specific use permit, site plan, and zoning change to construct and operate a 1,608-square-foot restaurant with drive-through on 0.67 acres in PD-130 district and to change the zoning from PD-130 for single family-1 District to PD-130 for GR-1 district uses on 0.67 acres, as well as, a replat to subdivide 9.76 acres into two lots; one-9.09-acre lot and one-0.67-acre lot. The 0.67-acre property is undeveloped. One access point has been provided to Camp Wisdom Road which links to a mutual access easement through the property to the east and west. The site will be developed with a 1,608-square-foot restaurant with associated parking. Article 10 indicates the parking requirement for restaurants is one space per 100 square feet of designated dining and waiting area, including outdoor dining areas. The site plan indicates the area devoted to dining and waiting is 564 square feet.

Mrs. Thomas stated the statement of operation indicates the restaurant will be open from 6:00 a.m. to 12:00 p.m. seven days a week. The elevations as proposed are consistent with the UDC requirements. The UDC requires façades to be 100% masonry, excluding doors and windows. The applicant is proposing a brick and stone façade. Based on the information submitted by the applicant, 97%-99% of the building will be primary masonry. Staff recommendation is that the

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applicant provide the minimum required 100% masonry on all façades. The site plan does comply with all of the minimum landscape requirements set forth in the UDC.

Mrs. Thomas stated the DRC recommends approval of the request for a Specific Use Permit, Site Plan, and Zoning Change to allow construction and operation of a restaurant with drive through window, subject to the following conditions:

1. The site plan shall be consistent with all regulations in the UDC as amended.
2. The building elevations shall be revised to provide 100% primary masonry on all façades as required by Article 6 of the Unified Development Code prior to final mylar approval by the Planning and Zoning Division. Construction of the building shall comply with the approved site plan package approved by the City Council.
3. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU160901/S160901.
4. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding foot service.

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

Michael Salcedo with Salcedo Group Inc., 110 SW 2nd Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Salcedo stated they have been working with staff on the access points and sanitary sewer issues. This Sonic would have a new look and be 100% masonry.

Commissioner Moser asked if the property to the west would have a mutual access easement, and Commissioner Johnson asked if the east side would also have a cross access easements, and are there any plans to extend the development further east.

Mr. Salcedo replied there is an access easement to the west, but there are no plans of any further development to the east.

Samir Bedair, 2869 White Oak Drive, Grand Prairie, TX was present in support of the request and Brenda Hutchison, 2867 Red Oak Drive was present in opposition to the request.

Tamara Watson, 5127 Garden Oak Road, Grand Prairie, TX stepped forward in opposition to the request. Mrs. Watson stated she lives right adjacent to the Church and asked what would happen once this Sonic fails and is left vacant, she noted there are several Sonic's already in the area not too far from this site. Sonic is not the best use of the property or the neighborhood.

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There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU160901/S160901 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Smith

Ayes: Conner, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: Johnson

Approved: 8-1

Motion: **carried.**

Mr. Hinderaker noted cases S160902 and Z160902 are related cases and would be heard concurrently.

PUBLIC HEARING AGENDA Item #15 – S160902 - Site Plan - Methodist Convenient Care Campus (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a request authorizing the construction and operation of the Methodist Convenient Care Campus, a proposed 42,700 square foot, multi-story medical clinic. The 10.08-acre property, currently zoned Planned Development 49 (PD-49) District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

PUBLIC HEARING AGENDA Item #16 – Z160902 – Zoning Change - Methodist Convenient Care Campus (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Zone Change request from Planned Development 49 (PD-49) District to a planned development zoning district allowing for the establishment of a medical clinic as a primary principal use permitted by right within a General Retail (GR) District base zoning designation. The 10-08-acre property, currently zoned PD-49 District for medium to high density residential uses and set within the Lake Ridge Corridor Overlay District, is located at the northeast corner of Lake Ridge Parkway and Polo Road. The property is being rezoned to accommodate the development of the proposed 42,700 square foot Methodist Convenient Care Campus (medical clinic). The applicant is Dan Blizzard, Methodist Health System and the owner is W.D. Masterson, Kilgore Law Center, LLC.

Mr. Hinderaker stated in accordance with Section 16.2.1 of the Article 16 of the Unified Development Code, site plan approval is required whenever a project is located within a Planned Development District. In addition, development located within a corridor overlay district requires site plan approval. The development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification and adhere to the additional architectural standards specified in UDC, Appendix F "Corridor Overlay District Standards", as applicable. This application was reviewed based on the revised standards as proposed and

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contained within this application's companion zoning change application Case File No. Z1600902. In addition to the site plan and zoning change request, the applicant has filed another companion case that is being reviewed concurrently with these applications. The Final Plat application creates one non-residential lot on 10.08 acres being processed via Planning Case No. P160902. The Methodist Convenient Care Campus is an outpatient medical clinic providing urgent care, diagnostic imaging and physical therapy services. In addition, the 3rd floor of the facility is being reserved as leasable office space for up to 8-10 specialist physicians that want to lease space within the facility. Of the 10.08-acre subject property, only 7.33-acres will be used for the siting of the clinic. The balance of the property is not a part of this site plan request. Any development of the remaining 2.75 acres will be subject to a separate review process.

Mr. Hinderaker stated the 10.08-acre subject property is a vacant tract of land where the existing grade slopes primarily from south to north. Subject to final City Council approval of the proposed zoning change being reviewed concurrently with this application, the base zoning designation to be applied to the property will be General Retail District. As part of the zoning change request, the applicant is seeking an increase in the maximum permissible height within the GR District from 25-ft. to 50.ft. As proposed, the development meets or exceeds all minimum lot & dimensional standards. Due to the "pie shaped" configuration of the lot that narrows from south to north, the lot dimensions and proposed building setbacks will be measured from the proposed medical office building and the nearest property line. Access to the subject property will be provided via a single driveway approach on Lake Ridge Parkway and another single driveway approach on W. Polo Road. The Lake Ridge Parkway access is limited to a right-in and right-out only turning movements due to the existing center median. A median opening is not proposed on Lake Ridge Parkway. The W. Polo Road access will be a three turning movement intersection with a right-in and right-out and a hooded left turn-in. A left-out turning movement is not proposed.

Mr. Hinderaker stated the applicant is proposing to pave both access approaches, drive aisles/fire lanes and all parking areas with concrete per city standard. The UDC requires a minimum of one striped parking space per 200 square feet of medical office space. Per the below chart, the required minimum parking spaces are being provided and will be located on the north, west and south sides of the medical office building. A 5-foot wide sidewalk is proposed to be installed adjacent to W. Polo Road. There is an existing sidewalk along the entire west property abutting Lake Ridge Parkway.

Mr. Hinderaker noted the proposed medical office is a three-story "modern" style building with clean lines, significant glazing and few embellishments. The building consists of two rectangle forms slightly off set from one another both vertically and horizontally. The exterior façade of the smaller rectangle form, less doors and windows/glazing, is clad in 100% thin-brick masonry. The exterior façade of the larger rectangle form is proposed to be clad in a terracotta panel system or possibly a metal panelized system. The building has a flat roof with parapets designed to screen all roof mounted equipment from view. The building is also designed so that the first floor of the rear portion of the building will be below grade, thus reducing the scale of the building nearest the existing residential development on the east side of the subject property.

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Provided that the zoning request is approved, the building elevations meet the minimum masonry, articulation, canopy, and glazing standards. Staff is not supportive of the use of a metal panelized system.

Mr. Hinderaker stated the landscape and screening requirements of the subject site are governed by Article 8 of the UDC and Section 4 of Appendix F of the UDC. As stated, only 7.33-acres of the 10.08-acre subject property is proposed to be developed with this project. Per the General Retail District standards, five percent of the site must be developed as open space landscaping. The applicant is providing approximately fifty-seven percent open space landscaping.

Mr. Hinderaker stated in accordance with Section 8.9.5 of Article 8 of the UDC, non-residential development, except for schools and day care centers, are required to erect a Type 1 masonry screening fence when located next to a residential zoning district. The subject property abuts, on its southernmost 740-ft. of its east property line, the Trailwood Addition Increment 4A single family detached residential development. This development is zoned PD-81 for single family residential uses and therefore the masonry screening fence is required. In addition to the masonry screening fence requirement, Section 4.C.3 of Appendix F: Corridor Overlay District Standards, stipulates that a 15-foot wide landscaped buffer located inside the required masonry screening wall must be provided. This section further stipulates that native trees, a minimum of 3-inch caliper, are required every 15-foot on center. Said trees must be capable of reaching a mature height of between 10 to 12 feet. The applicant is seeking approval of an exception or appeal of the masonry screening fence requirement and proposes to establish a 30-ft. landscape buffer with a living 6-ft. tall (mature height) evergreen shrub row. The applicant is also seeking approval of an exception or appeals to use an 8-ft. tall wire panel (2-inch x 2-inch galvanized steel tubes) with vegetative screening around the fence in lieu of the required 4-ft tall wrought iron fence required to be located around a detention pond if located closer than 120-ft. from a street right of way.

Mr. Hinderaker stated the applicant proposes to build a dumpster enclosure on the north side of the building and parking lot. The enclosure is a masonry structure with decorative metal gates that conforms to minimum city standards.

Mr. Hinderaker stated conceptual plans are required to be submitted with all planned development zone change applications. However, since the applicant chose to submit a site plan application that is being reviewed concurrently with this application, the final approved site plan will be used in lieu of the conceptual plan. Staff is supportive of establishing the General Retail District as the base or underlying zoning designation. The purpose of this base or underlying zoning designation is to provide for the general dimensional, landscaping, parking, signage, and other base standards as contained within the Unified Development Code. Due to the residential adjacency, staff is not supportive of increasing the maximum permissible height from 25-feet to 50-feet; however, staff will be supportive of an exception or appeal to allow the proposed medical clinic, being reviewed concurrently with this application, to be constructed at a maximum height of 50-ft. Staff recommends that all uses currently listed as permitted by right

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or by specific use permit, as may be amended by City Council, within the General Retail District, will continue to be either a permitted use by right or by use by specific use permit. In addition, staff is supportive of added the requested medical uses as uses permitted uses by right: Urgent Care, Diagnostic Imaging, Physical Therapy, Physician's Offices, Ambulatory Surgery Center, Pharmacy, Dental/Hygiene, Laboratory Services, Dermatology, Plastic Surgery, Cardiac Catherization Lab. Staff recommends that the following list of uses be prohibited: check cashing, pay check loan and car title loans; any auto related business.

Mr. Hinderaker stated staff is not supportive of changing the architectural standards of the property; however, staff is supportive of an exception or appeal to allow the proposed medical clinic, being reviewed concurrently with this application, to be constructed as proposed. Staff is not supportive of changing the signage standards of the property. The Development Review Committee recommends approval of the request w/ adherence to review comments, but staff is not supportive of the use of a metal panel system nor the elimination of the masonry screening wall. Mr. Hinderaker stated staff recommends approval of the proposed zoning change with the following provisions:

1. The Site Plan application, per Planning Case File No. S160902, with all final appeals and exceptions, shall be incorporated within the zone change ordinance.
2. All future development of the property shall limited to only those uses herein defined. All other development standards and regulations of the General Retail District and Appendix F: Corridor Overlay District Standards, whichever is more restrictive, shall apply.

Commissioner Womack asked if there is an alley between this site and the residential development, he would rather see a living screen than a masonry wall.

Commissioner Spare said what concerns him is the zoning of general retail and what could go there in the future if this property is rezoned.

Mr. Hinderaker replied the future land use map calls for this area to be commercial, but because this case is a planned development any future use would need Planning and Zoning and City Council approval.

Commissioner Lopez asked if the appeal to the masonry requirements due to the cost of putting up the wall.

Commissioner Dr. Perez stated this facility sounds like it could be a very busy facility and asked how many handicap parking spaces they would need to provide.

Mr. Hinderaker noted the site plan indicates seven handicap parking spaces for this development.

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

Jeff Hall, 16728 White Rock Boulevard, Prosper, TX was present representing the case and to respond to questions from the Commission.

Commissioner Lopez asked why they are asking for an exception to the screening wall.

Mr. Hall said in order to give the area a more open feel they would rather have more landscaping with irrigation adjacent to an alley than a masonry wall.

Commissioner Smith noted there are several other Methodist clinics in the area.

Dan Blizzard, 1411 N. Beckley, Dallas, TX stepped forward in support of this request. Mr. Blizzard said there are two existing Methodist clinics in the area that would be relocating into these offices as soon as their lease is up they plan on having ten primary doctors, an urgent care, radiology, and specialist at this location.

Commissioner Johnson said he would rather see the masonry fence abutting the adjacent neighborhood than to see a living 6-ft tall evergreen screening.

Chairperson Motley asked when they anticipate construction of his development.

Mr. Blizzard replied as soon as they are approved they are ready to begin construction.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case S160902/Z160902 per staff's recommendation including the masonry screening fence abutting the residential zoning, and granting the appeal to utilize a metal panel system, 8-ft. tall wire panel (2-inch x 2-inch galvanized steel tubes) with vegetative screening around the fence located around a detention pond, and the uses permitted be limited according to the ordinance. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

Citizen Comments: None

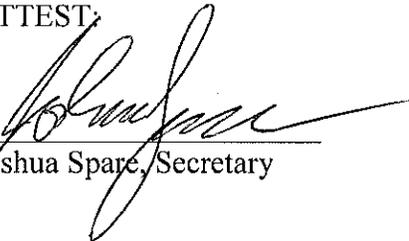
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Commissioner Moser moved to adjourn the meeting of August 29, 2016. The meeting adjourned at 8:00 p.m.



Lynn Motley, Chairperson

ATTEST:



Joshua Spare, Secretary

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