

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS, CITY HALL  
203 E. WHEATLAND ROAD  
SEPTEMBER 26, 2016 @ 7:00 P.M.**

A regular meeting of the Planning and Zoning Commission was held on Monday, September 26, 2016, at 7:00 p.m., with a quorum present to wit:

Felecia Davis	Chairman	
George Turner	Vice-Chairman	
Greg Zylka	Commissioner	
Bernard Maga	Commissioner	
Kathy McKee	Commissioner	EXCUSED
David A. Ross	Commissioner	

Commissioner Maga made a motion, seconded by Commissioner Turner, to elect Felecia Davis as Chairman and George Turner as Vice-Chairman. The vote was unanimous, 5 for, with Commissioner McKee absent.

Commissioner Ross made a motion, seconded by Vice-Chairman Turner, to approve the minutes of the Joint City Council/Planning and Zoning Commission meeting of August 29, 2016. The vote was unanimous, 5 for, with Commissioner McKee absent.

Commissioner Ross made a motion, seconded by Commissioner Maga, to approve the minutes of the regular meeting of September 12, 2016. The vote was unanimous, 5 for, with Commissioner McKee absent.

A public hearing was held at the request of Michael Westfall, representing Ewing Irrigation Products, Inc., owner, to replat Lots 1A and 1C, Block A, Crestview Addition, more commonly known as 1419 South Alexander Avenue and 511 East U.S. Highway 67, respectively.

Representing the applicant, Larry Coker, 12201 Cutten Road, Houston, Texas, spoke in favor of the request. No one spoke in opposition of the request.

Discussion followed. Commissioner Ross made a motion, seconded by Vice-Chairman Turner, to approve the Crestview Addition Replat (Lot 1A-R, Block A) as submitted. The vote was unanimous, 5 for, with Commissioner McKee absent.

A public hearing was held at the request of Nirmal Patel, owner, to amend the "LR-2" Local Retail-2 zoning to include an "SUP" Special Use Permit to allow a Hotel (Less than 120 Rooms) on A. Slayback Abstract 1299, Page 880, Tract 3.1, 2.58 Acres, more commonly known as 835 East U.S. Highway 67.

Representing the applicant/owner, Nirmal Patel (owner), 2711 Columbus, Grand Prairie, Texas, spoke in favor of the request. No one spoke in opposition of the request.

Discussion followed. Vice-Chairman Turner made a motion, seconded by Commissioner Maga, to recommend to the City Council that the request of Nirmal Patel, owner, to amend the "LR-2" Local Retail-2 zoning to include an "SUP" Special Use Permit to allow a Hotel (Less than 120 Rooms) on A. Slayback Abstract 1299, Page 880, Tract 3.1, 2.58 Acres, more commonly known as 835 East U.S. Highway 67, be approved subject to the following conditions:

1. Property shall be developed in general conformance with the site plan, landscape plan, and elevations and be incorporated in the ordinance.
2. Project shall meet all city, state, and federal regulations for building and fire codes, and accessibility.
3. Property is subject to submittal of civil plans per Article XIV-H, Site Plan Review, of the Zoning Ordinance. These plans will be reviewed and approved by staff when construction documents are submitted to the city for approval. Minor modifications to the site plan due to engineering requirements shall be permitted.
4. Property shall conform to Article XIV-E, Landscape Requirements, with the additional landscaping provided as reflected on the landscape plan. The heavily treed floodplain area along the western and northern property lines shall remain undisturbed to serve as adequate screening between the subject property and the adjacent undeveloped residentially zoned property.
5. Minimum masonry requirements of eighty (80) percent shall be provided, as reflected on the elevations.
6. The building shall be limited to four (4) stories.
7. Property shall comply with the sign regulations of the Code of Ordinances per Chapter 16A, Sign Guidelines.
8. Minimum off-street parking shall conform to Article XIV-D, Off-Street Parking and Loading Requirements.
9. All structures shall be protected by a fire sprinkler system and fire alarm system.
10. An outdoor amenity shall be provided in the open space area on the property.
11. The Special Use permit shall have no time limit.

The vote was 4 for, 1 against, with Commissioner McKee absent. Voting for was Chairman Davis, Vice-Chairman Turner, Commissioner Zylka, and Commissioner Maga. Voting against was Commissioner Ross.

Chairperson Davis read the obituary of Commissioner Gene Eubanks and acknowledged his service on the Planning & Zoning Commission.

The meeting adjourned at 7:40 p.m.

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Chasidy E. Allen, Secretary

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Felecia Davis, Chairman