



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 7, 2016**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Executive Director, Jim Hinderaker, Chief City Planner, Denice Thomas, Senior Planner, Charles Lee, Senior Planner, Savannah Ware, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, and 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.

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

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P161201, Final Plat, Beltline Road & IH 30 Addition, Lots 3 & 4, Block A, P161202 – Preliminary Plat, Victory at Lakeridge, Lots 1, 4-6, Block 1, RP161201 – Replat, Lake Crest Unit 2, Lot 5R, Block 4, and RP161202 – Replat, William H. Thomas Addition, Lot 9R, Block B.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of October 3, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3-P161101 - Final Plat - Jessie M. Addition, Lot 1, Block 1 (City Council District 6). Approval of a Final Plat creating one (1) residential lot on 0.43 acres. The property is zoned Single-Family Five (SF-5). The property, addressed as 1606 Matthew Road, is generally located north of Ranch Road and east of Matthew Road. The property is also located within the Matthew Road Mobile Home Estates.

Item #4- P161102 - Final Plat - Cruz Circle Addition (City Council District 1). Approval of a Final Plat creating two (2) residential lots on 0.95 acres. The property, addressed as 352 Gilbert Circle, is located north of Gilbert Circle and east of Rose Lee Seaton Road.

Item #5- RP161102 - Replat - Wildlife Commerce Park Addition, Lot 1R1 & 1R2, Block 2 (City Council District 1). Consider a request to divide Lot 1, Block 2, of the Wildlife Commerce Park Addition into two non-residential lots. The 47.38/-acre property, located at 715 Commerce Park Drive, is zoned Planned Development-217C (PD-217C) District.

Item #6-RP161105 - Replat - Sharpston Heights Addition No. 1, Lots 6R-A1 & 6R-B1, Block 1 (City Council District 2). Consider a request for approval of a Replat of Lots 6R-A and 6R-B, Block 1 of Sharpston Heights Addition No. 1 establishing a mutual access easement. The 2.904-acre property, located at 510 and 520 W. Pioneer Parkway, is zoned Planned Development 56 (PD-56) District.

Item #8-SU140901A - Specific Use Permit Renewal - Avera (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 942 (Ordinance No. 9758-2014) permitted outdoor storage uses associated with newly constructed industrial warehouse. The 18.82 acre property, addressed as 2010 January Lane, is generally located north of January Lane and west of SH 161. The property is zoned Planned Development 347 (PD-347) for industrial warehouse uses. The property is also located within the SH 161 Corridor Overlay District. The applicant is Rick Kight, Avera Companies.

Item #9-SU150503A - Specific Use Permit Renewal - 2441 Houston Street (City Council District 1). Consider a request for the indefinite renewal of Specific Use Permit No. 957 (Ordinance No. 9864-2015) permitting the operation of a Truck Repair facility. The 0.4348 acre property, addressed 2441 Houston Street, is generally located south of Houston Street and east of NW 25th Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Richard Messina, RNL Commercial Prop LLC.

Item #10-SU150602A - Specific Use Permit Renewal - 2305 Fort Worth Street (City Council District 1). Consider a request for the indefinite renewal of Specific Use Permit No. 970 (Ordinance No. 9889-2015) permitting the operation of a Plumbing Contractor facility. The 0.703 acre property, addressed 2305 Fort Worth Street, is located at the southwest corner of Fort Worth Street and NW 23rd Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Charles Burton.

Item #11-SU150604A - Specific Use Permit Renewal - 2422 NW Dallas Street (City Council District 1). Consider a request for the indefinite renewal of Specific Use Permit No. 968 (Ordinance No. 9876-2015) permitting the operation of a Contractor's Shop with Limited Outdoor Storage. The 0.35 acre property, addressed as 2422 NW Dallas Street, is generally located north of NW Dallas Street and west of NW 24th St. The subject property is zoned Light Industrial (LI) District. The property is also located in Central Business District No. 1 (CBD-1). The applicant is Paul Upchurch.

Item #13-SU151005A - Specific Use Permit Renewal - 3318 E Jefferson Street (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 977 (Ordinance No. 9955-2015) permitting the operation of a Used Auto Sales lot. The 0.34 acre

property, addressed as 3318 E. Jefferson, is generally located west of Camden Drive and on the north side of E. Jefferson Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 4 (CBD-4). The applicant is Juan Rodriguez.

Item #15-S161102 - Site Plan - Family Dollar at 2010 S Belt Line Road (City Council District 2). Consider a request to approve a Site Plan authorizing the construction of an 8,320 square foot retail store on 1.52 acres. The subject property is currently zoned Single Family-Two (SF-2) District. A request to rezone the property to allow commercial uses is under concurrent review. The property is located at 2010 S. Belt Line Road. The applicant is John Flipppo, Max Alley Real Estate Services, LLC and the owner is Benny Emmons, Emmons & Emmons LP.

Item #16-S161103 - Site Plan - Wildlife Commerce Park Building #6 (City Council District 1). Consider a request to approve a site plan to construct a 555,160-square-foot speculative warehouse building. The 29.80-acre property, located at 715 Commerce Park Drive, is zoned Planned Development-217C (PD-217C) District. The applicant is Richard Nurdyke, O'Brien Architecture and the owner is Drew Tappan, Crow Holdings.

Item #17-TA161001 – Text Amendment - Consider a request for approval of a Text Amendment amending portions of Article 6: Density and Dimensional requirements of the Unified Development Code, said amendments provide for: 1) an Administrative Review of carports and garage conversions that are routinely approved by the Zoning Board of Adjustment and Appeals (ZBA) or are located within an existing mobile home park or single family detached condominium development, 2) enhanced ZBA discretion granting relief for larger and/or uniquely shaped carports or garage conversions, and 3) repealing the requirement for a minimum 6 foot building separation between primary and accessory structures. The owner is The City of Grand Prairie.

Item #18-TA161002 – Text Amendment - Amending portions of Section 22.2.13, Section 22.2.14, and Section 22.2.17 of Article 22: Fee Schedule of the Unified Development Code, and further amending (typo correction) Section 14.5.11 of Article 14: Drainage of the Unified Development Code; said amendments will increase inspection fees assessed for inspections of multi-family structures, new commercial construction, commercial finish out, and commercial remodels. The owner is The City of Grand Prairie

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#19- SU151004B - Specific Use Permit Renewal - 309 SE 14th Street, Item #20- SU151006A - Specific Use Permit Renewal - Import Auto Center, Item #21- SU141103B - Specific Use Permit Renewal - 301 N Belt Line Road, and Item #22- SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy.

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 P161201, P161202, RP161201, and RP161202, and approve the minutes of October 3, 2016, approve public hearing consent agenda items, P161101, P161102, RP161102, RP161105, SU140901A, SU150503A, SU150602A, SU150604A, SU151005A, S161102, S161103, TA161001, and TA161002, and remove cases SU140203A, SU151001A,

and S161101 to be placed under the public hearing for consideration, and table case SU151004B, SU151006A, SU141103B, and SU161101/S161104. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: 9-0

Motion: **carried.**