



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 5, 2016**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, Joshua Spare, Cheryl Smith, John Lopez, Shawn Connor

COMMISSIONERS ABSENT: Bill Moser, Kurt Johnson, Dr. Juan Perez

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

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Chairperson Motley gave the invocation, and Commissioner Womack 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 – P170101 – Preliminary Plat – Windsor Hills , P170102 – Final Plat – SE SH-161 and Arkansas Lane Addition, Lots 1-5, Block A, P170103 – Final Plat – Lake Forest Addition, P170104 – Final Plat – MacArthur Crossing Addition, Lots 1-2, Block 1, P170105 – Final Plat – QT 946 Addition, Lot 2, Block 1, RP170101 – Replat – Church Addition, Lot 2R, and RP170102 – Replat – Dalworth Park Addition, Lots 105, Block 19.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 7, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P161201 - Final Plat - Beltline Road & IH 30 Addition, Lots 3 & 4, Block A (City Council District 1). Consider a request to approve a two-lot non-residential final plat. The 4.48-acre property, located at 1111 Beltline Road, is zoned Planned Development-217 (PD-217) District and is within the Beltline Corridor Overlay District. The agent is Kevin Hunt, Jacobs and the owner is Robert Cabel, Miami Partners, LLC.

Item #4-P161202 - Preliminary Plat - Victory at Lakeridge, Lots 1, 4-6, Block 1 (City Council District 6). Consider a request for approval of a Preliminary Plat establishing a four (4) lot non-residential subdivision. The 11.30-acre property, zoned Planned Development 283 (PD-283) District, is generally located at the northeast corner of Lake Ridge Parkway and Camp Wisdom

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

Road. The property is also located within the Lake Ridge Corridor Overlay District. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge.

Item #5 - RP161101 - Replat - M-Electric Addition, Lots 1&2, Block 1 (City Council District 1). Consider a request to replat one commercial lot into two, dedicate roadway rights-of-way and abandon a drainage easement to accommodate future development of the property. The 4.107 acre vacant property is generally located at the southeast corner of Roy Orr Boulevard and Rock Island Road (3595 Roy Orr Boulevard). The property is zoned Light Industrial (LI) District and lies within the State Highway 161 (SH-161) Corridor District. The applicant is Edward Eckart, Goodwin & Marshall and the owner is Mike Meierhofer, Meierhofer Electric, LLC.

Item #6 - RP161201 - Replat - Lake Crest Unit 2, Lot 5R, Block 4 (City Council District 3). Consider a request to approve a Replat combining three residential lots into one residential lot on 0.64 acres. The subject property is zoned Single Family-Four (SF-4) District and located at 1513, 1517, and 1521 Hardy Road. The applicant is Gloria Perez and the owner is Adan Huerta.

Item #7 - RP161202 - Replat - William H. Thomas Addition, Lot 9R, Block B (City Council District 5). Consider a request to approve a replat to abandon right-of-way. The 3.45-acre property, located at 301 E. Church Street, is zoned Central Area (CA) District and is within District 2 of the Central Business Overlay District. The agent is Andres Casco, Mycoskie McInnis Associates and the owner is Ann Stevenson, UPLIFT Education.

Item #8 - SU141101A - Specific Use Permit Renewal - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit Renewal for Automotive Re-Builder and Inoperable Auto Holding Yard uses. The subject site is located at 1629 E Main St and is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). This property is generally located on the south side of E. Main St. and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi.

Item #9 - SU150802A - Specific Use Permit Renewal - 3015 Eagle Drive, STE 400 and 600 (City Council District 2). Consider approval of a Specific Use Permit Renewal for an auto body and paint shop. The property is addressed as 3015 Eagle Dr and is zoned Light Industrial (LI) District. The applicant is Halid Amer and the owner is Yan Wu.

Item #10 - SU150803A - Specific Use Permit Renewal - 3223 E Main Street (City Council District 5). Consider approval of a Specific Use Permit Renewal for Truck/Heavy Equipment Parking. The property is zoned Light Industrial (LI) within Central Business District 4 (CBD 4) and is addressed 3223 E Main St. The owner is Gerardo Rodriguez.

Item #11 - SU150902A - Specific Use Permit Renewal - 1617 W Shady Grove Road (City Council District 1). Consider approval of a Specific Use Permit Renewal for a landscaping company, Peterman & Associates, with outside storage on 2.74 acres. The property is addressed as 1617 W. Shady Grove Rd and is zoned Light Industrial (LI) District within the SH 161

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

Corridor Overlay District. The property is generally located north of Trinity Blvd. and East of Roy Orr Blvd. The agent is Walter Nelson and the owner is Jon Mitchella.

Item #12 - SU151003A - Specific Use Permit Renewal - CST Corner Store (City Council District 6). Consider a request to approve a Specific Use Permit Renewal for a convenience store with gasoline sales. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.

Item #13 - SU151102A - Specific Use Permit Renewal - J&E Masonry (City Council District 1). Consider a request to approve a Specific Use Permit Renewal for a masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The property, zoned Light Industrial (LI) District and located within the S.H. 161 Corridor Overlay District, is addressed as 3501 Roy Orr Blvd. The property is generally located east of Roy Orr Blvd. and south of Rock Island Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Clay Hunt, J&E Masonry.

Item #14 - S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Consider a request to approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc.

Item #15 - S161201 - Site Plan - International Hydraulics Repair Shop (City Council District 5). Consider a request to approve a site plan to construct and operate a new single-story, 7,700 square foot commercial building for office/trailer repair shop uses. Currently the 1.456 acre property has a 7,371 square foot office/trailer repair facility on the property. The property is generally located east of Richardson Street and approximately 690 feet south of E. Jefferson Street; more specifically at 345 Richardson Street. The property is zoned Light Industrial (LI) district and is within the Central Business District, Section 4. The agent is David Berret and the owner is Wincar Calderon.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#16- SU161203 - Specific Use Permit - Move It Self Storage.

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 P170101, P170102, P170103, P170105, RP170101, and RP170102, and approve the minutes of November 7, 2016, approve public hearing consent agenda items, P161201, P161202, RP161101, RP161201, RP161202, SU141101A, SU150802A, SU150803A, SU150902A, SU151003A, SU151102A, S161101, and S161201 and table case SU161203. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

Motion: Spare

Second: Connor

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Water & Wastewater Impact Fee Advisory Committee: Bill Moser, Lynn Motley, Phil Philipp, Charlie Womack, Joshua Spare, Kurt Johnson, Cheryl Smith, Dr. Juan Perez, John Lopez, Buddy White, and Scott Farrar.

Melissa Brunger with Freese and Nichols briefed the committee on the Impact Fee Process and Land Use Plan.

The Impact Fee Advisory Committee - The Committee recommended approval of the changes to the Water and Wastewater Impact Fees.

PUBLIC HEARING AGENDA Item #17- S161203 - Site Plan - M-Electric (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to a site plan for an 18,000 square foot office /warehouse building on one lot on 2.126 acres. The 2.126-acre property, is generally located at the southeast corner of Roy Orr Boulevard and W. Rock Island Road (3595 Roy Orr Boulevard). The property is zoned Light Industrial (LI) District and lies within the State Highway 161 (SH-161) Overlay Corridor District. The applicant is Edward Eckart, Goodwin & Marshall and the owner is Mike Meierhofer, Meierhofer Electric, LLC.

Mr. Lee stated the applicant seeks to construct and operate an 18,000 sq. ft. two-story office/warehouse facility. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The single tenant building is intended to accommodate a professional electrical contracting business. As proposed, the development meets or exceeds all minimum lot & dimensional standards. Access to the subject property will be from two proposed commercial driveways from Roy Orr Boulevard extending eastwardly and turning northward connecting to Rock Island Road. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse ratio. Being 1 space per 325 sq. ft. for office uses and 1 per 1,000 sq. ft. for the remaining warehouse portion of the facility. Including the upper mezzanine area; the warehouse portion is 18,000 sq. ft. requiring 18 spaces with the reaming 3,000 sq. ft. designated for office uses; requiring 10 spaces for a total of 28 required parking spaces. The applicant provided 33 spaces. Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete panel waterproof masonry/concrete textured wall and provides stone veneer along the first floor exterior wall stone veneer-wall construction. The building will feature

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

fifteen feet articulation on the south side visible from Roy Orr Boulevard and provide alternating textured and colored concrete panels, solar shades and decorative metal frame windows.

Mr. Lee stated the proposed site exceeds the minimum landscaping requirements for LI zoned property. 30' feet landscape buffers are proposed along Rock Island Road and Roy Orr Boulevard. A total of 7,285 sq. ft. of irrigated landscaping is being provided including 15 trees, perimeter shrubbery, and additional plantings throughout the development including two parking lot trees. The applicant is proposed to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The enclosure conforms to city standards. Just north and east of the dumpster enclosure, the applicant request temporary outside storage for miscellaneous business related equipment. This area shall be screened via an 8' wooden fence. The applicant will be participating in designated roadway improvements for Rock Island Road & Roy Orr Boulevard. Engineering has been coordinating with the applicant in providing the necessary documents and other processes associated with the roadway infrastructure improvements.

Mr. Lee stated the Development Review Committee recommends approval of the request.

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 Womack moved to close the public hearing and approve case S161203 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18- SU120404D - Specific Use Permit Renewal - 2502 Central Ave (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation to of a Specific Use Permit Renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

Mr. Hinderaker stated the required onsite parking for automotive uses is calculated at one space per 400 square feet of building area. At 11,890 square feet, the site would require 30 parking spaces. The applicant has asked staff for an administrative reduction of fifteen percent which is recommended for approval by staff granted. This would reduce the total parking requirement to

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

26 spaces. The applicant has provided two handicapped spaces and a total of 26 parking spaces which includes storage of damaged vehicles awaiting repair. The applicant has proposed to subdivide the building into a maximum of three lease spaces. The uses currently proposed will be a speculative type of body shop: which buys cars, repairs them by replacing parts, making mechanical repairs, and then moves or sells them to a used car sales lot for retail sale. No retail sales are being proposed for this lot. The proposed site plan shows an area of approximately 4,300 square feet that will be fenced to screen damaged vehicles from public right-of-way and for dumpster screening. Areas to the east of the building appear to have been paved with asphalt at the time of building development. The applicant is requesting to be allowed to resurface or repair the area with asphalt. Two additional lots to the east are proposed as part of this SUP but will not be paved or used at this time. It will be required to be paved to current City standards prior to being used for any parking. The proposed site plan shows eight, five gallon Crepe Myrtles to be planted along the middle of the southern property line. Parking islands will be planted with grass and all landscaping will be irrigated per City standards. The applicant has indicated that there will be from eight to ten employees on the site and their hours of operation will be from 8:00 am to 6:00 pm Monday through Saturday.

Mr. Hinderaker stated the applicant has indicated that there will be no welding, sanding, painting, washing, salvage or sales of vehicles conducted on this site.

1. The property to the north is separated by an existing chain link fence where trees and shrubs have grown to form a living screen. The applicant is appealing the requirement to replace the existing chain link and vegetation with a 6-foot high masonry screening fence.
2. At the time of development, it appears that the parking area to the east was paved with asphalt. However, over the years the sun and siltation have begun to degrade the paving to mostly gravel. Staff is recommending that the paving be replaced with concrete that meets current City standards. The applicant is appealing the requirement to repave with concrete and wants to resurface the lot with asphalt.

Mr. Hinderaker stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend full approval of this case. When inspecting the site, staff looked specifically at the existing chain link fence on the northern property line. The fence line is fully screened with natural vegetation. Since the Two Family zoned property to the north is owned by the City, and will not be developed for residential uses, staff has no objection to the screening wall appeal.

The applicant is offering the following provision as a compensatory measure that could potentially lessen the impact of the requested appeals.

1. The applicant has shown eight plantings of 5 gallon Crepe Myrtle shrubs inside the fence along the south property line.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

Since the Two Family (2-F) zoned property to the north is owned by the City, and will not be developed for residential uses, staff has no objection to the screening wall appeal.

The applicant is seeking to repave damaged parking surfaces with asphalt in consideration of the existing paved condition of other lots in the surrounding area.

Mr. Hinderaker stated on April 2, 2012, the Commission voted 7 to 1 to approve case SU120404 with support for the appeal to allow the existing natural tree screening to remain along the north property line. The Commission also recommended that an engineer's report be prepared documenting the load bearing capacity of the present parking lot, located to the east of the existing building, is sufficient to support a fire engine vehicle and associated apparatus. With the engineer's approval and favorable recommendation, the applicant shall be allowed to pave the subject parking lot with 2 inches of asphalt. Such asphalt paving construction shall be subject to final review and acceptance from the Engineering Division of the Planning and Development Department.

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

Vincente Duan, 2812 Monterey Court, Plano, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU120404D as presented and recommended by staff, with a one year review if new circumstances arise by the Code Enforcement Department. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #19- SU141103B - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation to the indefinite renewal of Specific Use Permit No. 945A (Ordinance No. 10031-2016) permitting the operation of a Quick Lube & Tune Services and Auto Tire Sales & Installation facility. The 0.821 acre property, addressed as 301 N. Belt Line Road, is generally located at the northwest corner of Small Hill St. and N. Belt Line Rd. The property is zoned General Retail (GR) District. The applicant is Aladdin Hamed.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

Mr. Hinderaker stated the applicant is proposing to expand non-conforming use of Auto Tire Sales and Installation. By receiving a Specific Use Permit, the property will be in a legal conforming status. The applicant is also proposing, as part of the expansion, to add Quick Lube and Tune Services, comprising of oil changes with minor auto repair. The current 2185sqft building has 3 vehicle bays. The proposed new building will add 2400sqft and with another 3 vehicle bays. The applicant will be adding new concrete and expanding the parking areas and adding landscaping to comply with current zoning regulations. Car Zone is open Monday through Saturday from 8AM to 6PM and employee at least 3 full time employees. The business will provide several automotive services; oil changes, auto tire sales and installation, and minor auto repair. The site will have 6 vehicle bays; 2 bays for oil changes, 2 bays for tire installation, and 2 bays for minor auto repair. A detailed operational plan is attached to this report. The operational plan mentions old tires being stored on a trailer and routinely transported to a tire disposal site once a week; however, accessory outside storage is prohibited within a General Retail District and would not be permitted. The property fronts on both N. Belt Line Rd. and Small Hill St. Currently, the site has 3 access points along Small Hill St and 2 access points along Belt Line Rd. The applicant will be required to close the access point closest to the Belt Line Rd/Small St intersection. The applicant has also proposed to close the existing access point closest to the west property line along Small Hill St. The proposed development will meet the parking requirements in the UDC. The proposed site plan meets all the minimum density and development standards of the UDC, except for one item; the required front setback along Belt Line Rd. The site has an existing canopy that extends further than is allowed by today's standards. The posts of the canopy meet the required set. The table below provides an analysis of the minimum development standards for a General Retail District. The applicant is proposing a dumpster enclosure, consistent with the design requirements of the Unified Development Code; a 12ftx12ft pad site with masonry walls at least 6ft in height, and a screening gate.

Mr. Hinderaker stated staff recommends approval of the renewal of the SUP.

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

Aladdin Hamed, 301 N. Belt Line Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Chairperson Motley stated this is not the cleanest operation he would like for the applicant to maintain his property especially being so visible along Belt Line Road and I-30. Mr. Motley asked how long before the addition to the building is completed.

Mr. Hamed replied they are very close to completion, they are just waiting for a few inspections to be conducted other than that they are ready.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU141103B as presented and recommended by staff, with a six month review to make sure the addition being constructed has been completed. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20- SU151004B - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for the indefinite renewal of Specific Use Permit No. 978A (Ordinance No. 10086-2016) permitting the operation of a Major Auto Repair and Auto Body & Paint facility. The 0.3 acre property, addressed as 309 SE 14th Street, is generally located south of Jefferson Street and west of SE 14th Street. The property is zoned Commercial © District. The property is also located within Central Business District No. 3 (CBD-3). The applicant is Vincente Duan.

Mr. Hinderaker stated the applicant is proposing to expand non-conforming use of Auto Tire Sales and Installation. By receiving a Specific Use Permit, the property will be in a legal conforming status. The applicant is also proposing, as part of the expansion, to add Quick Lube and Tune Services, comprising of oil changes with minor auto repair. The current 2185sqft building has 3 vehicle bays. The proposed new building will add 2400sqft and with another 3 vehicle bays. The applicant will be adding new concrete and expanding the parking areas and adding landscaping to comply with current zoning regulations. Car Zone is open Monday through Saturday from 8AM to 6PM and employee at least 3 full time employees. The business will provide several automotive services; oil changes, auto tire sales and installation, and minor auto repair. The site will have 6 vehicle bays; 2 bays for oil changes, 2 bays for tire installation, and 2 bays for minor auto repair. A detailed operational plan is attached to this report. The operational plan mentions old tires being stored on a trailer and routinely transported to a tire disposal site once a week; however, accessory outside storage is prohibited within a General Retail (GR) District and would not be permitted. The property fronts on both N. Belt Line Rd. and Small Hill St. Currently, the site has 3 access points along Small Hill St and 2 access points along Belt Line Rd. The applicant will be required to close the access point closest to the Belt Line Rd/Small St intersection. The applicant has also proposed to close the existing access point closest to the west property line along Small Hill St.

Mr. Hinderaker stated the proposed site plan meets all the minimum density and development standards of the UDC, except for one item; the required front setback along Belt Line Rd. The site has an existing canopy that extends further than is allowed by today's standards. The posts

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

of the canopy meet the required set. The table below provides an analysis of the minimum development standards for a General Retail District. The applicant is not requesting any appeals. Staff recommends approval of the renewal of the SUP.

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 SU151004B as presented and recommended by staff with a one year review if new circumstances arise by the Code Enforcement Department. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #21- SU151006A - Specific Use Permit Renewal - Import Auto Center (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for indefinite renewal of Specific Use Permit No. 976 (Ordinance No. 9956-2015) permitting the operation of a Major Auto Repair Business, Auto Body & Paint Business and Use Auto Sales Lot. The 0.67 acre property, addressed as 2621 Skyway, is generally located south of Arkansas Lane and east of Forum Drive. The property is zoned Light Industrial (LI) District. The applicant is Hieu V Ha.

Mr. Hinderaker stated no changes to the building are being proposed as part of this request. Auto Related Businesses are required 1 space per 400sqft of building area. The existing building is 12,250sqft, which would require 31 total parking spaces. The site plan is showing 26 spaces. The applicant shows they have 16 spaces behind a security fence. 10 spaces are in front of the security fence on the eastern side of the property; 2 spaces for the business operators, and 3 spaces for display vehicles, leaving 5 for customers. The building itself can hold 18 more vehicles, if needed. There will be no inoperable vehicles stored outside. Staff recommends approval of the renewal of the SUP.

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

Hieu V. Ha, 2621 Skyway Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case SU151006A as presented and recommended by staff, with a one year review if new circumstances arise by the Code Enforcement Department. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #22 - SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy (City Council District 2). Senior Planner Denise Thomas presented the case report and gave a Power Point presentation for a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.71-acre property, located at 3713 S. Carrier Parkway, is zoned General Retail (GR) District. The agent is C.R. Bonilla, Bonilla Group and the owner is Ricardo Camarena, Carrier Properties RC LLC.

Mrs. Thomas stated the 0.71-acre property is undeveloped. Access to S. Carrier Parkway and Corn Valley Road has been provided through mutual access easements. The subject site will be developed with a 3,396-square-foot restaurant with associated parking. The table below provides details regarding parking and loading for the use. 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 1,400 square feet. The subject site is zoned GR District. The proposal meets all applicable minimum dimension requirements outlined in UDC. The following table provides detailed dimensional requirements information. The UDC requires 100% masonry for new construction within the GR District. The proposal is compliant with that requirement. The site plan does comply with all of the minimum landscape requirements set forth in the UDC.

Mrs. Thomas stated no appeals have been requested as part of this proposal. The DRC recommends approval of the request for a Specific Use Permit 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. Signage shall not be approved as part of this application. Signage shall comply with the provisions set forth in the UDC, as amended, and be reviewed and approved by building permit.
3. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU161101/S161104.
4. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding food service.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

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

Christopher Bonilla, 3800 Byers Avenue, Fort Worth, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU161101/S161104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #23 - SU161201/S161202 - Specific Use Permit/Site Plan - Whataburger at Belt Line & I-30 (City Council District 1). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for a specific use permit and site plan to construct and operate a restaurant with drive-through. The 1.30-acre property, located at 1111 Beltline Road, is zoned Planned Development-217 (PD-217) District and is within the Beltline Corridor Overlay District. The agent is Kevin Hunt, Jacobs and the owner is Robert Cabel, Miami Partners, LLC.

Mrs. Thomas stated the 1.30-acre property is undeveloped. Access to Beltline Road and the Interstate Highway-30 Frontage Road has been provided through mutual access easements. The subject site will be developed with a 3,578-square-foot restaurant with associated parking. The table below provides details regarding parking and loading for the use. 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 1,744 square feet. The subject site is zoned PD-217 for a variety of uses including C District uses. The proposal is being evaluated against C District uses. The proposal meets all applicable minimum dimension requirements outlined in UDC. The subject site is within the Beltline Corridor Overlay District and is subject to Appendix F of the UDC, as well. The UDC requires façades to be 100% masonry, excluding doors and windows. However, Appendix F does allow 20% of the façade to be a non-masonry material. The applicant is proposing brick, stone, and stucco. The site plan does comply with all of the minimum landscape requirements set forth in the UDC. No appeals have been requested as part of this proposal.

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

1. The site plan shall be consistent with all regulations in the UDC as amended.
2. Signage shall not be approved as part of this application. Signage shall comply with the provisions set forth in the UDC, as amended, and be reviewed and approved by building permit.
3. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU161201/S161202.
4. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding food service.

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 Womack moved to close the public hearing and approve case SU161201/S161202 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #24 - SU161202 - Specific Use Permit - ES&H Outside Storage (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for Outside Storage Uses in conjunction with a local Environmental Incident Response Business. The 11.019-acre property is located at 3404 & 3409 Gilbert Road, is zoned Light Industrial (LI) District and is within the State Highway 161 (SH-161) Corridor Overlay District. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Jeremmy McEntire, ES&H of Dallas, LLC.

Mr. Lee stated the City Council adopted Specific Use Permit 928A in February 2014 to allow for Environmental Remediation Contractor with Outside Storage in a Light Industrial District. The business on approximately 3.83 acres is located at 3418 & 3402 Gilbert Road. ES&H of Dallas, LLC recently acquired 11.019 acres directly across the street and plan to develop the vacant tract to accommodate their expanding business. Required two-year review was successfully renewed of SUP-928A earlier this year with no conditions and/or issues occurring during that period. The applicant proposes to develop the property in phases and is seeking approval for outside storage at this juncture to accommodate storage of business related trailers and equipment. For subsequent phases, the businesses' stated intentions are to build an office/warehouse facility and other required infrastructure and necessary improvements in the future. To date, the applicant has yet to submit development or any concept plans for future development of the property. The existing property's surface appears to be a mixture crushed stone and gravel. The applicant proposes to provide a paved concrete approach and 24' wide drive isle and 100' length onto the

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

property, per city specifications, for the access. According to the applicant, an average of 65-85 trailers will be stored on the site. No repair work or washing of any type will be performed on site. The property will need to be platted prior to the issuance of any building permits. A floodplain development permit may also be necessary prior to any construction permit or use of the site. In addition, the applicant shall be required to provide the necessary drainage easements on the property. An existing single access point from the property to Gilbert Road is proposed. The driveway approach is 24-feet wide. The front gate is proposed to be setback 30 feet from the ROW line. The minimum landscape requirement of the subject site is governed by Article 8 the UDC. Specifically, in the Light Industrial Zone District, a minimum of 4 % of the property must be landscaped of which 75 % is required to be located in the front yard between the building line and the front property line. Street trees are also required and are to be spaced at a minimum spacing of 25-feet and a maximum spacing of 50 feet. Existing trees may be used to fulfill tree-planting requirements in pertaining to screening and landscaping if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived. The site exhibit reflects Ret Tip Photinias at 50' on center along the frontage and four live oaks. No irrigated landscaping is being proposed at this time.

Mr. Lee stated the applicant is requesting the following appeals:

1. Concrete Paving - The UDC (Section 10.4.1-3) requires all non-residential private access drives, fire lanes, and parking lots to be concrete. The applicant is proposing that the storage yard consist of existing materials (asphalt, crushed stone and gravel) and that additional crushed stone be added to the site to provide a finished surface. In accordance with Section 10.4.6 of the UDC, alternative pavement types may be approved as an exception to the concrete standard by the City Engineer, but the alternative must be structurally equivalent to the minimum required concrete section and the design and specifications must be developed, signed and sealed by a licensed professional engineer and submitted to the city engineer for approval.
2. Landscape - As stated above, a landscape plan has not been submitted to date. The applicant has indicated that due to the limited availability of water to the site, they are requesting an appeal to either reduce or eliminate any additional landscaping requirement to the site at this time with the exception of the above stated plantings along the frontage of photinias and four live oak trees.
3. Fencing - The UDC (Section 8.9.6.A) requires all outside storage to be screened with a "Type 1" wall (masonry) on front property lines for any outside storage within 40 feet of a street right-of-way line. The proposed storage yard is setback 30 feet from the existing right-of-way line. A "Type 1" fence (masonry) is required along the street right-of-way line for any outside storage less than 40 feet from the property line. In addition, opaque

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

screening fences for outside storage must be setback a minimum of 25 feet from any street right-of-way line.

The applicant is proposing an eight foot (8') cedar fence with steel posts setback thirty feet (30') along the frontage in lieu of the required masonry wall for screening of proposed outside storage. The proposal does not meet the minimum requirements of the UDC.

Mr. Lee stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend approval of this case.

Commissioner Connor asked if their trailers were currently parked on gravel or rock.

Mr. Lee replied yes they would be storing about 65 to 85 trailers on top of gravel or rock.

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

Jeremmy McEntire, 3418 S. Gilbert Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. He started his business in 1994 in Louisiana then moved to Texas in 2011 on Gilbert Road, he started with six employees and has grown to over 50 employees. The fence is to secure their property they are planning on constructing a new building in the future, but would ask that the storage containers be allowed to sit on gravel, since they are empty containers. Mr. McEntire said all of their vehicles would be parked on pavement.

Commissioner Connor asked if they would be required to put in a masonry fence.

Mr. Lee stated staff is comfortable with the proposed eight foot cedar fence with steel posts setback thirty feet along the frontage in lieu of the required masonry wall for screening.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU161202 as presented, with the storage yard consisting of the existing materials (asphalt, crushed stone and gravel) and that additional crushed stone be added to the site to provide a finished surface, and work with staff on the landscaping plan, and grant the applicants appeal to the fencing requirements to allow an eight foot cedar fence with steel posts setback thirty feet along the frontage to screening the proposed outside storage, with a one year review of the SUP. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 5, 2016

Commissioner Motley thanked Jim Hinderaker for his time working for the City of Grand Prairie, and wishes him the best with his new job with the City of Ben Brook.

Chairperson Motley asked Assistant City Attorney Steve Alcorn to brief the Commission at their next meeting on the Open Meetings Act and Conflict of Interest.

Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of December 5, 2016. The meeting adjourned at 7:48 p.m.

Lynn Motley, Chairperson

ATTEST:

Joshua Spare, Secretary

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