



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 2, 2015**

COMMISSIONERS PRESENT: Chairperson Tommy Garrett, Vice-Chairperson Bill Moser, Secretary Ed Gray, Commissioners Joshua Spare, Lynn Motley, Phil Philipp and Charlie Womack.

COMMISSIONERS ABSENT: Kurt Johnson

CITY STAFF PRESENT: Bill Crolley, Director of Planning and Development, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Doug Howard, Senior Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Dept., and Chris Hartmann, Executive Assistant.

Chairperson Tommy Garrett called the meeting to order in the Council Chambers in the City Hall Building at 7:00 p.m.

Chairperson Tommy Garrett gave the invocation.

Chairperson Garrett stated cases P150202 and S150203 would be moved up on the agenda to be postponed indefinitely.

Mr. Crolley stated the City received a letter raising a question in regards to the applicability of Section 212.0155 of the Texas Local Government Code reference to preliminary plats, this section of the code requires specific procedures for certain re-plats. In an effort to ensure we are fully compliant with State law, we have ruled that we will follow the procedures outlined in Section 212.0155 notices will be sent to all property owners within 200'.

ITEMS FOR INDIVIDUAL CONSIDERATION: Item #8 - P150202 - Preliminary Plat - GSW Logistics Addition (City Council District 1). Consider a request to approve a preliminary plat to create a nine-lot non-residential subdivision. The 163.93-acre property, located at 612 Avenue J, is zoned Light Industrial (LI) District and is within the S.H. 360 Overlay District. The agent is Clayton Strolle, PKCE and the applicant is Steven Bradford, Ascendant CRE.

PUBLIC HEARING AGENDA Item #9 - S150203 - Site Plan - GSW Logistics Industrial Development (City Council District 1). Senior Planner Denice Thomas presented the case report and a Power Point presentation for the approval of a site plan to construct and operate a multi-user industrial development. The 37.83-acre property, located at 612 Avenue J, is zoned Light

PLANNING AND ZONING COMMISSION MINUTES, MARCH 2, 2015

Industrial (LI) District and is within the S.H. 360 Overlay District. The agent is Clayton Strolle, PKCE and the applicant is Steven Bradford, Ascendant CRE.

Chairperson Garrett noted several speaker cards submitted in opposition to this request.

Edward Smith, 3001 E Ave. K, #131, Grand Prairie, TX
Gene Robinson, 2508 Carrolls Croft Court, Grand Prairie, TX
Bruce P. Curtis, 1834 Wildwood Drive, Grand Prairie, TX
Zack Scott, 1801 Prince John Drive, Grand Prairie, TX
Catherine Covington, 520 B E. Ave. J, Grand Prairie, TX
Judy Knipstein, 514 E. Ave. J, #A, Grand Prairie, TX
John & Becky Crow, 2506 Axminister Drive, Grand Prairie, TX
Pam Mullenberg, 2321 Duncan Perry Road, Grand Prairie, TX
Larry Bell, 522 E Ave. J, #B, Grand Prairie, TX
Kelli Wooden, 522 E Ave. J, B, Grand Prairie, TX
Julia & Phil Piland, 1908 Royalwood, Arlington, TX
Norm Lockwood, 2512 Carrolls Croft Court, Grand Prairie, TX
Joe Chapman, 2509 Axminister Drive, Grand Prairie, TX
Thomas Browen, 578 E Ave. J, #A, Grand Prairie, TX
Patrick Wilson, 2418 Nottingham Place, Grand Prairie, TX
Charles England, 2813 Fairway Park, Grand Prairie, TX
Kara Walker, 7953 Hidden Brook Drive, Grand Prairie, TX
Ben Phillips, 2418 Nottingham Place, Grand Prairie, TX
Cynthia Nichols, 562 E Ave J, #B, Grand Prairie, TX
Steven R. Anderson, 518 E Ave. J, Unit D, Grand Prairie, TX
Janice Green, 1741 Esquire Place, Grand Prairie, TX
Tom Riggins Jr., 1741 Esquire Place, Grand Prairie, TX
JR McConnell, 2741 Fairway Park, Grand Prairie, TX
Spencer Butler, 526 E Ave., #C, Grand Prairie, TX
Louis Buckspan, 524 B Ave. J, Grand Prairie, TX

Barry Knight, 2728 N. Harwood, Dallas, TX was present in support of the request.

There being no discussion on the case, Commissioner Garrett moved to close the public hearing and postpone cases P150202 and S150203 indefinitely as recommended by staff. The action and vote being recorded as follows:

Motion: Garrett

Second: Womack

Ayes: Garrett, Gray, Philipp, Motley, Spare, and Womack

Nays: Moser

PLANNING AND ZONING COMMISSION MINUTES, MARCH 2, 2015

Approved: **6-1**

Motion: **carried.**

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items: P150401 – Wildlife Commerce Park Addition, Lots 3 and 4, Block 1, Lot 1, Block C, RP150401 – Dalworth Hills Addition, Lot 36R, Block 6, RP150402 – Poulins Addition, Lot 10R, Block 3, RP150403 – K&S Addition, Lot 4R, Block A, RP150404 – William H. Thomas First Addition, Lot 1R, Block E, RP150405 – Industrial Community No. 5, Site 15, Block 6, and RP150406 – Light & Restoration Addition.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 2, 2015.

PUBLIC HEARING CONSENT AGENDA: Item #3- P150301 - Final Plat - Richland Chambers Cedar Creek Interconnect Addition (City Council District 6). Consider a request to approve a final plat creating a one-lot non-residential subdivision. The 8.79-acre property, generally located west of FM 661 and north of SH 287, is zoned Planned Development No. 322. The agent is Ty Thompson, TRWD and the owner is Ed Weaver, TRWD.

Item #4-SU130201A - Specific Use Permit Renewal - Sun Coast Resources, Inc. (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for storage of petroleum product and distribution as a hazardous industrial use in an existing facility. It is located on 10.967 acres and is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within the Central Business District 4 (CBD-4) Overlay District. The agent is William Winkelmann, Winkelmann & Associates and the owner is Rick Prochaska, Sun Coast Resources and Patrick Lawler, Lawler Enterprises LTD.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #5 - S150301 - Emerus Community Hospital, Item #6- SU140403 - Tiger Auto, and Item #7 - Z150201/CP150201 - Zoning Change - Walmart Store Z150202, and Item #12 - 2505 S Great Southwest Pkwy.

Motion was made to approve the consent agenda item regarding the Disapproval of Plats without Prejudice for cases P150401, RP150401, RP150402, RP150403, RP150404, RP150405, and RP150406, approve the minutes of February 2, 2015, and approve consent agenda cases P150301 and SU130201A, and postponed cases S150301 and SU140403. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Garrett, Gray, Philipp, Moser, Motley, Spare, and Womack

Nays: None

PLANNING AND ZONING COMMISSION MINUTES, MARCH 2, 2015

Approved: **7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10- SU130702A - Specific Use Permit Renewal - 210 S.E. 19th St. (City Council District 5).). Senior Planner Doug Howard presented the case report and a Power Point presentation for the renewal of a specific use permit for outside storage on 2.98 acres at 202, 305 and 307 N.E. 19th Street. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District. The agent is Michael Stanley, EmJay Consult Group and the applicant is Edwin Cifuentes.

Mr. Howard stated as required by Ordinance 9492-2013 for Specific Use Permit 911 the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that all operations on the site appear to be in conformance with the conditions of the Specific Use Permit as approved by City Council.

Mr. Howard stated the Development Review Committee is recommending renewal of the Specific Use Permit as No. 911A and that no further monitoring be required by the Planning & Zoning Commission and the City Council unless recommended by staff.

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

Mark Wells, 210 S.E. 19th Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked Mr. Wells if he understands the concrete paving needs to be in place within one year of approval.

Mr. Wells replied yes.

Michael Stanley, 2669 Claremont, Grand Prairie, TX stepped forward in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend renewal of case SU130702A as presented by staff. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION MINUTES, MARCH 2, 2015

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11- SU150301 - Specific Use Permit - 3435 Roy Orr Blvd. (City Council District 1).). Senior Planner Doug Howard presented the case report and a Power Point presentation for the approval of a Specific Use Permit for Used Auto Sales in a Light Industrial (LI) District, within the SH 161 Corridor Overlay District, and located at 3435 Roy Orr Blvd. The applicant is Sahan Gunawardane and the owner is David Stilley.

Mr. Howard stated the applicant will be operating an online used auto sales business, Golden Key Autoplex. Golden Key Autoplex specializes in the sales of European cars and sports cars, with a goal of building a reputation for rare and unique cars over the internet. The building currently has 3 suites. Suite 100 is occupied by Chapparral Machinery and suite 200 is currently vacant. As their submitted operational plan indicates, the applicant will not be attracting clients through traditional methods found throughout the city of Grand Prairie. Golden Key Autoplex is primarily internet based. A typical customer's first interaction with Golden Key Autoplex will occur online through the internet. The client will search the websites data base for a vehicle meeting their desires. After selecting the vehicle of their choice, they can make an appointment to come to the site to personally inspect or test-drive the vehicle. After the client decides to purchase to, the appropriate paperwork and payment is finalized in the office.

Mr. Howard stated the applicant intends to have no more than 14 vehicles on display at any given time. Due to the "low key" nature of the business model, these display vehicles will not be parked along the street rights-of-way. Instead, they will be located to the southeast of the property, as shown on the submitted site plan. Detailing of for sale vehicles will be performed by hiring others. No washing of the vehicles will occur onsite. Instead, they will be driven off-site and taken to a carwash facility. Repairs will be done in a similar manner. The intent of this site will be to store the display vehicles and to facilitate a location to allow their online customers to inspect the vehicles in person and provide an opportunity to test drive the vehicles of their choice.

Mr. Howard noted the applicant does not wish this business to function as a typical used auto sales company. The applicant, as indicated in the operational plan, plans to operate this facility with no "attractive marketing devices," other than those required by law, such as an "As Is Buyers Guide." These required posting are no larger than a standard sheet of paper, 8 1/2in x 11in. The only signs the applicant will have will be those allowed with a permit, as stipulated in Article 9 of the Unified Development Code, such as wall signs and ground monument signs. This property is accessible from Roy Orr Blvd and High Prairie Rd. No changes to access the access of the property are being proposed in this request.

PLANNING AND ZONING COMMISSION MINUTES, MARCH 2, 2015

Mr. Howard stated staff is in full support of this application and recommends approval with the following conditions:

1. The development shall conform to the City Council approved Site Plan (Exhibit A - Site Plan);
2. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150301, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
 - A. The primary use of the business shall be internet/online sales of a used automobiles with inventory vehicles being stored on-site, in accordance with the approved site plan labeled Exhibit A;
 - B. The office area of a business in conjunction with this SUP shall be located within Suite 300, as designated on the site plan, labeled Exhibit A.
 - C. All operations shall be conducted entirely on-site. The use of public rights-of-way for operational purposes, such as parking or display vehicle arrangement, shall be prohibited;
 - D. All vehicle parking shall be parked on city approved surfaces;
 - E. All vehicles for sale shall be parked within the display parking spaces, as shown on the site plan, labeled Exhibit A. All display parking spaces shall be a minimum of 9ft by 18ft;
 - F. The use of car haulers, trailers, wreckers, or any like vehicles for the delivery of inventory shall be prohibited;
 - G. No inoperable vehicles shall be stored on site for the purposes of repair and resale;
 - H. Make Ready Services of vehicles, as defined by this ordinance shall be allowed. All other washing or repair of vehicles shall be performed off-site, at another facility.
 - I. All operations shall maintain compliance with all federal, state, and local environmental regulations;
 - J. All operations shall maintain compliance with City Ordinance No. 7408 Automotive Related Business (ARB) regulations;
 - K. Must practice all best management practices listed in its storm water pollution prevention plan; and
3. Future expansions to this facility or revisions to the display parking area will require the submittal of a revised site plan for review and approval to the Planning Department.
4. In accordance with the Unified Development Code, any lawfully permitted wall signs or ground monument signs; or
5. Federal or State required postings, such as the "As is Buyers Guide";

PLANNING AND ZONING COMMISSION MINUTES, MARCH 2, 2015

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

Sahan Gunawardane, 3435 Roy Orr Boulevard, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Commissioner Spare asked if there would be any washing of vehicles on site.

Mr. Gunawardane stated he would have a company come in and detail the vehicles.

Commissioner Moser asked if he has done this type of work before.

Mr. Gunawardane said he has operated a car dealership in the past, but because of the completion he has decided to do online sales only, this facility would be low key and the vehicle prices would start at 10K and up.

Chairperson Garrett noted several speaker cards in opposition to this request.

Max Coleman, 9 Heritage Court, Grand Prairie, TX stepped forward in opposition to this request. He stated he is not against use vehicle sales, but allowing this dealership to come in would only open the doors for other dealerships to come to this area of the City. Mr. Colman said this type of use should not be permitted in District 1 therefore he would request this case be table in order for him to speak with the surround neighborhoods regarding this case.

Zach Scott, 1801 Prince John Drive, Grand Prairie, TX was in opposition to this request.

There being no further discussion on the case, Commissioner Gray moved to close the public hearing and table case SU150301, seconded by Commissioner Womack, the motion failed by a vote of 3-4, with Commissioner Garrett, Philipp, Motley, and Spare voting Nay.

Commissioner Moser moved to close the public hearing and approve case SU150301 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Garrett, Philipp, Moser, Motley, and Spare

Nays: Womack and Gray

Approved: **5-2**

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, MARCH 2, 2015

Citizen Comments: None

Bill Crolley introduced and welcomed Walter Shumac as the new Transportation Director.

Commissioner Moser moved to adjourn the meeting of March 2, 2015. The meeting adjourned at 7:30 p.m.

Tommy Garrett, Chairman

ATTEST:

Ed Gray, Secretary

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