



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 1, 2016**

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

COMMISSIONERS ABSENT: John Lopez

CITY STAFF PRESENT: Bill Crolley, Executive Director, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Savannah Ware, Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Will Stoval, City Attorney's Office Intern, Chris Hartmann, Executive Assistant.

Vice-Chairperson Bill Moser called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Commissioner Motley gave the invocation and Commissioner Womack lead the pledge of allegiance to the US Flag and Texas Flag.

Vice-Chairperson Moser stated Tommy Garrett and Phil Philipp have retired from the Commission, and welcomed new Commission members Cheryl Ann Smith and Shawn Connor.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items RP160902 – Replat- Trinity Oaks Baptist Church Addition, Lots 1R-2R, Block 1, P160902 – Final Plat – Methodist Health System Addition, Lot 1, Block 1, P160903 – Final Plat – Lakeway Estates, and RP160901 – Replat – Dalworth Park Addition Revised, Lot 1-R and 4-R, Block 106.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of July 11, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P160801 - Preliminary Plat - SE SH161 and Arkansas Lane Addition, Lots 1-4, Block A (City Council District 2). Consider a request to approve a preliminary plat to create a four-lot-non-residential subdivision. The 10.00-acre property, zoned Planned Development-273A (PD-273A) District for General Retail and Commercial uses, located at 951 and 1001 Arkansas Lane, is within the State Highway-161 (SH-161) Corridor Overlay District. The applicant is Robert Small Jr., Grand Prairie Arkansas, LLC and the owner is Lew Richey, Lew Richey & Associates, Inc.

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Item #4-P160802 - Final Plat - Wheel N MHP, Lot 1, Block A (City Council District 1). Approval of a Final Plat creating one (1) residential lot for the Wheel N Mobile Park located on 3.58 acres and situated in the J. Read Survey, Abstract No. 1183, Dallas County, Texas. The property, zoned Planned Development 4 (PD-4) District and within the SH161 Corridor Overlay District, is located west of Hardrock Road and north of Parker Road. The applicant is John Cox, Eagle Surveying, LLC and the owner is Kim Shultz-Rainford, Hardrock Park LLC.

Item #5-P160803 - Final Plat - South Gate Development, Lot 2, Block B (City Council District 4). Consider a request to approve a one-lot final plat. The 13.11-acre property, zoned Planned Development-352 (PD-352) District for mixed use development, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charlie Anderson, TA Land Fund LP.

Item #6-RP160801 - Replat - Original Townsite of Grand Prairie Addition, Lot 7R, Block 3 (City Council District 5). Consider a request to approve a replat combining 10 lots into 1 non-residential lot. The 0.45 acre property, generally located at the southeast corner of SW 2nd Street and W Jefferson Street, is zoned Central Area (CA) and within Central Business District No. 2. The agent is Henry Nguyen and the owner is Tung Su.

Item #7-SU160803/S160802 - Specific Use Permit/Site Plan - Texas Direct Auto (City Council District 4). Approval of a request for a Specific Use Permit for an outdoor Auto Dealership Inventory Holding Yard to be operated by Texas Direct Auto (formally Vroom Auto). The 7.24-acre property, zoned Planned Development 140 (PD-140) District and within the I-20 Corridor Overlay District, is located at the northwest corner of Bardin Road and Endicott. The agent is Brett Bertrand, Texas Direct Auto, the applicant is Matthew Marquis, Symmetry Development Inc., and the owner is Matthew Bukin, Sheffield Land Associates LP.
(Case Withdrawn by the Applicant)

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8-TA160701 - Text Amendment - Article 12, Item #9-S160701 - Site Plan - 203 N Belt Line Rd., Item #10-SU160801 - Specific Use Permit - 1325 E Jefferson Street, and Item #11-SU160802 - Specific Use Permit - 1701 E Main.

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 RP160902, P160902, P160903, and RP160901, and approve the minutes of July 11, 2016, approve public hearing consent agenda items, P160801, P160802, P160803, RP160801, and withdraw case SU160803/S160802, and postpone cases TA160701, S160701, SU160801, and SU160802. The action and vote being recorded as follows:

Motion: Spare
Second: Johnson

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

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12 – S160801 - Site Plan - 200 W Jefferson Street (City Council District 5). Planner Savannah Ware presented the case report and gave a Power Point presentation for approval of a Site Plan authorizing the development of a 3,750 sq. ft. retail strip center on 0.45 acres. The subject property, generally located at the southeast corner of SW 2nd Street and W Jefferson Street, is zoned Central Area (CA) District and within Central Business District No. 2 (CBD 2). The agent is Henry Nguyen and the owner is Tung Su.

Savannah Ware stated a nail salon is proposed as one of the tenants. The subject property is zoned Central Area District and within Central Business District No. 2. Because the property is within an overlay district, City Council approval of a Site Plan is required. Access to the subject property will be provided by a single driveway on W Jefferson Street. The two existing drives will be removed. Required parking is calculated based on the proposed uses. The building will be constructed primarily of brick and accented by concrete masonry units with tile cladding. The proposed development meets the masonry requirement. The UDC requires 5% of the undeveloped area to be landscaped. However, for every tree planted in addition to those required, the landscape area may be reduced by 200 square feet, provided that the minimum required landscape area may not be reduced to less than 50% of the original requirement. The proposed development provides 4 trees in addition to what is required. Consequently, the UDC allows the landscape area requirement to be reduced from 975 sq. ft. to 475 sq. ft. Parking screening along SW 2nd Street is not shown on plans but will be provided. The screening will be added to plans before final mylar submittal.

Savannah Ware stated no exceptions or appeals are being requested by the applicant. Staff recommends approval subject to the Development Review Committee comments.

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

Henry Nguyen, Engineering Consultant, 1330 Glen Field Avenue, Dallas, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case S160801 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

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

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Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13 – S160804 - Site Plan - Aura South Gate (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a site plan to construct and operate a multi-family residential development. The 13.11-acre property, zoned Planned Development-352 (PD-352) District for mixed use development, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charlie Anderson, TA Land Fund LP.

Mrs. Thomas stated the proposal is consistent with the dimensional requirements of PD-352 and the MF-3 Districts. The subject site is part of the State Highway-360 Corridor Overlay District. The Overlay District establishes development standards and design criteria along the Corridor that are compatible with the residential, commercial, and light industrial districts located along the western boundary of the City of Grand Prairie. The purpose of this overlay district is to provide support for the development of a unified area within the SH-360 Corridor as a retail and commercial destination and to foster opportunities for the establishment of mixed-use residential, retail, and office uses that are planned and designed in a unified manner. This district is intended to increase the quality of development by applying design and development requirements developed by staff and property owners. These requirements are contained in Appendix F of this Code. Multi-Family development in this area is consistent with the SH-360 Overlay District purpose and intent.

Mrs. Thomas stated a concept plan was approved as part of the PD approval. The site plan is in substantial conformance with the concept plan. Covered parking amount 110 is derived as follows: the 26 excess garages plus 84 covered parking spaces. The proposal meets all of the requirements of Article 10. All of the building types proposed have a façade that is 100% masonry and all other façades are a minimum of 80%. All of the proposed apartment buildings meet the minimum requirements of PD-352. However, the clubhouse building does not. The clubhouse has primary masonry content ranging between 13% and 31%.

Mrs. Thomas stated the applicant is requesting an exception to allow construction of the clubhouse building with 13% - 31% primary masonry instead of 80% primary masonry. Staff does not support the exception. The applicant is requesting an exception to allow 60% of the development to be one-bedroom units. The UDC limits the number of one-bedrooms to 50%. Staff is currently in the process of reviewing the unit composition requirements for multi-family development. Staff does not object to approval of this exception. The applicant is requesting an exception to the roof pitch requirements contained in Article 6 of allow construction of the multi-family buildings as depicted in the elevations.

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Mrs. Thomas stated the proposal is consistent with the Unified Development Code and PD-352. Staff cannot recommend full support because of the requested exception to construct the clubhouse with 13% - 31% primary masonry. Staff recommends approval subject to the following conditions:

1. All building shall contain a minimum of 80% primary masonry as defined in Appendix F of the Unified Development Code.
2. All covered parking structures shall comply with the requirements contained in the UDC.
3. The landscape plan shall be revised and submitted to the Planning and Zoning Division prior to the City Council meeting to reflect correct require landscape materials.

Commissioner Motley asked if the clubhouse would be visible from SH 360 and Rangland Road.

Mrs. Thomas replied no the clubhouse building would not be visible from these roads.

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

Jason Houck and Adam Brown with Trinsic Acquisition Company LLC, 3100 Monticello Ave., Suite 900, Dallas, TX were present representing the case and to respond to questions from the Commission. Mr. Houck stated they are requesting an exception to allow 60% of the development to be one-bedroom units to meet the markets demands, and would like to keep the urban look, a contemporary farm look on the clubhouse.

Commissioner Spare asked what type of demographics they are looking for.

Mr. Houck replied the young professionals, young married couples with no children, and the baby-boomers wanting to down size.

Commissioner Motley asked what, is the façade on the back of the clubhouse.

Mr. Houck replied the back of the clubhouse would be glass overlooks the pool and patio.

Commissioner Johnson asked who provided them with their market study, and would there be a management company in charge of this complex to make sure the landscaping and light meet the standards and requirements at all times.

Mr. Houck stated they based the study on some of their previous developments, they would hire a management company oversee the development at all times.

Commissioner Connor asked if this was a gated community, and what assurance can be given to insure that the property would remain a gated community.

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Mr. Houck stated this would be a gated community and would have an access key pad to enter the complex.

Commissioner Motley asked if they have built this design elsewhere.

Mr. Houck replied no.

Vice-Chairperson Moser asked if they have other complexes in Grand Prairie.

Mr. Houck replied no, but they have developments in Dallas, Plano, Castle Hills, Houston, and in Austin.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case S160804 as presented and recommended by staff, granting the applicants appeals to the 60% of the development to be one-bedroom units and the exception to the roof pitch. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

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

Nays: Spare

Approved: 7-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14 – SU121201A/S121201A – Specific Use Permit/Site Plan Amendment – Sunbelt Self-Storage (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval to amend Specific Use Permit No. 918 (Ordinance No. 9559-2013) for Sunbelt Self-Storage, an operating mini-storage facility with outside storage. The applicant is specifically seeking to amend the approved hours of operation from 6:00 AM - 9:00 PM to 6:00 AM - 12:00 PM (midnight). No other changes are proposed. The 4.63-acre property, zoned Commercial One (C-1) District and within the S. H. 360 Corridor Overlay District, is addressed as 3015 New York Avenue. The property is located at the northwest corner of New York Avenue and Mirabella Boulevard. The owner/applicant is Sunbelt Land Development 360, Ltd. and the owner is Walter Nelson.

Mr. Hinderaker stated all non-residential development located within an overlay district requires site plan approval from the Planning and Zoning Commission and the City Council at a public hearing. Development located within a corridor overlay district 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." The existing facility consists of 3,100 square foot two story masonry structure for the leasing office and the manager's living quarters located adjacent to New York Avenue which will be the main entry. The 1,550 square foot leasing office will be located on the

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first floor with the 1,550 square foot living quarters being on the second floor. There are seven masonry and metal buildings of various sizes used exclusively for storage located around the perimeter of the site. Three additional storage buildings are located on the interior of the site that are constructed of metal. There is also a 19,290 square foot open area shown on the site plan for recreational vehicle and boat storage. The facility functions as full service storage facility with both climate controlled and non climate controlled units. It also includes an open RV and boat storage area on the interior of the site. The facility has a on site manager that will live and work on the site. Access to the site is via a coded entry at a security gate along New York Avenue. For additional security the site is monitored by a video surveillance system. The site is also enclosed by a combination of exterior masonry walls, fences and wrought iron fencing.

Mr. Hinderaker stated Via Ordinance No. 9559-213, the current approved hours of operation are 8:30 a.m. to 7:00 p.m. Monday thru Friday, 8:30 a.m. to 5:00 p.m. on Saturday, and 12:00 p.m. to 5:00 pm on Sunday. Gates to the storage areas are accessible by coded entry from 6:00 a.m. to 9:00 p.m. seven days a week.

Mr. Hinderaker stated staff has received one letter of opposition to the requested extended gate hours. The Development Review Committee is not opposed to the request.

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

Walter Nelson, 1812 Carla Avenue, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. What has change is the demand for more RVs and Boat storage therefore their cliental have express concerns with the hours of operation due to having more daylight until 9 p.m. The gate located along Mirabella is locked for emergency's exits only.

Johnny Campbell, New Your Avenue, Grand Prairie, TX and Max Coleman, 9 Heritage Court, Grand Prairie, TX where present in support of this request.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU121201A/S121201A as presented and recommended by staff, with a one year review from date of approval. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

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

Nays: None

Approved: 8-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #15 – SU160804/S160803 - Specific Use Permit/Site Plan - MDM Scaffolding (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval for a Specific Use Permit for a Contractor Shop w/Outdoor Storage (MDM Scaffolding). The 2.88-acre property, zoned Light Industrial (LI) District and within the SH 161 Overlay Corridor, is generally located south of W. Shady Grove Road and east of Roy Orr Boulevard. The property is addressed as 1717 W. Shady Grove Road. The agent is James H. Rester III and the owner is Carol Morgan, MDM Scaffolding.

Mr. Hinderaker stated according to the applicant's operational plan, MDM Scaffolding Services, Inc. has been in business since 1993. The company provides sales, rentals and installation services in the commercial, industrial and aircraft industries for scaffolding, shoring, trucking and motorized equipment. Due to the company's growth, the subject 2.88 acre property has been acquired to better accommodate the operations of the company.

Mr. Hinderaker stated the property is largely an undeveloped tract save some perimeter fencing. The applicants propose to construct an 11,920 sq. ft. office/shop/warehouse building on the property. In addition, the applicants propose to install a concrete storage yard, concrete parking area, masonry dumpster enclosure, and wood screening fence on either side of the new building that is setback approximately 115-feet from the front property line. The applicant proposes to install six foot tall chain link fence w/slats for screening along both side property lines to screen the equipment storage yard. The applicants are not proposing to utilize the rear most portion of the subject property that includes an area approximately 150-ft. deep x 209.45-ft. wide at this time, unless it is necessary to use as a detention pond due to the amount of new impervious surface added to the property. The applicants understand that this portion of the property may not be used for any purposes until such time that a proposed use is approved and the property is improved in accordance with the rules and regulations of the city. The business currently employs 34 people. Normal business hours are Monday through Friday between 7:30 AM and 4:30 PM and Saturdays 8:00 AM to 12:00 PM (noon).

Mr. Hinderaker stated the applicant is proposing to pave the access drive, drive aisles, parking area, and the operational area with concrete per city standard. In terms of parking, the applicant is proposing 24 striped parking spaces adjacent to the administrative office portion of the building and 6 striped parking spaces adjacent to the warehouse/shop portion of the building. The UDC requires a minimum of 25 striped parking spaces. The applicant proposes to construct a 100% concrete tilt-wall building with surface panel reveals. The building will be painted with contrasting colors to provide additional architectural interest. As proposed the building consists of two main forms that will house the office and warehouse/shop portions of the building. The office and front portion of the building is a single story structure with a standing seam metal roof. The facades of this portion of the building include significant glazing and painted metal canopies over the windows and doors. The office facades also include cultured stone applied to the concrete tilt-up walls panels at the base of the building. The warehouse and rear portion of the building is a taller 26ft. 4inch single-story structure. The rear of the building includes two

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service bay roll up doors. Screening will be required as this application includes outdoor storage, which is one of the triggers for screening requirements. A sidewalk is required along Shady Grove Road. A five foot sidewalk is shown on the site plan.

Mr. Hinderaker stated the applicant proposes to construct a six foot tall wood screening wall one hundred fifteen feet back and along Shady Grove Road. The applicant proposes to construct a six foot tall chain link fence w/screen slates along the east and west property lines. The chain link fence does not meet the minimum screening standards of the UDC. The applicant plans show a 12ft. x 10ft. masonry dumpster enclosure with metal gates. The enclosure does not conform to city standards. The minimum inside dimension is 12ft. x 12ft., which the applicant has agreed to construct.

Mr. Hinderaker stated the applicant is requesting an appeal of the Type 3 fence along the east, west and south property lines. The applicant proposed to construct a six-foot tall chain link fence with screening slates along the east and west side of the property and no screening fence along the south and rear of the property.

Mr. Hinderaker stated the Development Review Committee recommends approval of the request w/ adherence to review comments.

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

Jim Rester, 6525 Lakeside Circle, North Richland Hills, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU160804/S160803 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

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

Nays: None

Approved: 8-0

Motion: **carried.**

Citizen Comments: None

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Commissioner Motley moved to adjourn the meeting of August 1, 2016. The meeting adjourned at 7:25 p.m.

William R. Moser, Vice-Chairperson

ATTEST:

Joshua Spare, Secretary

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