

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 1, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #14- SU190702/S190702 - Specific Use Permit/Site Plan - Hogan Truck Rental (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a Commercial Truck Leasing/Rental Services & Equipment Sales on 7.0 acres. The subject property is zoned Light Industrial (LI) District & Planned Development-124 l (PD-124) District and is located within State Highway 161 (SH-161) Overlay Corridor District. Durable Inc. Addition, Block 1, Lots 1 and a portion of Lot 2, City of Grand Prairie, Dallas County. The property is generally located northeast of Roy Orr Blvd at Oakdale Lane, addressed at 3001 Roy Orr Blvd. The agent is Walter Nelson, Walter Nelson and Associates and the owner is Phil Mumford, Contractors Access.

Mr. Lee stated the partially develop 7-acre site; was more recently used as pump repair and maintenance facility consisted of a single story 9,000 sq. ft., concrete tilt-wall building with three overhead dock doors orientated to the south. The property had limited access via a concrete paved drive from Roy Orr Blvd. Constraints on-site includes sanitary sewer and overhead electrical power easements along the rear portion of the property running northeasterly. Although zoned Light Industrial District, existing mobile home/RV park residential uses are to the south and the existing River Ridge mobile home park is immediately to the east. The applicant is proposing to operate a commercial truck leasing operation in conjunction with general maintenance, upkeep, washing and fueling of private fleet services. The applicant has acquired the partially developed site with plans to develop their operation in multiple phases. Phase 1 & 2 will consist of the currently-constructed building on a platted 3.4-acre lot and extending south to Oakdale Lane providing ingress-egress to the signalized intersection with Roy Orr Boulevard. A designated drainage detention area is being provided in this phase located at the southeast corner of the property. Phases

3 & 4 shall provide additional concrete paving to accommodate fire lanes, drive ways for future truck storage areas and drainage detention. Primary access to the site shall be from two existing commercial drives via Roy Orr Boulevard. Adequate visitor and employee parking are being provided onsite as well as loading/unloading facilities.

Mr. Lee stated the applicant is seeking a Specific Use Permit to operate a Commercial Truck Leasing and Service facility. An existing seven-foot chain-link fence with privacy slats exists along the neighboring eastern and southern property boundaries, providing a screen. Along the street frontage and subject to the relocation of the proposed southern drive approach, the development proposes to preserve as many existing trees as possible. The current driveway alignment would preserve the maximum number of existing trees, but may create stacking concerns at the Oakdale Lane/Roy Orr intersection. The site exceeds the 10% landscape requirements in Phase 1 with additional plantings designated for Phase 2, including six additional street trees along Roy Orr Blvd and complimentary shrubbery throughout the development. A 12' X 12' standard dumpster enclosure is being provided near the south-center section of the site per direction from DRC staff. The site provides for adequate employee and visitor parking spaces and truck parking spaces in Phases 1 & 2. The subject property is designated as appropriate for Light Industrial uses on the Future Land Use Map. Light Industrial typically includes categories such as warehousing, distribution, light assembly and fabrication uses. The proposal is consistent with the FLUM. This site shall conform to the city's ARB regulations. The ARB standards includes a list of regulations assuring compliance with Grand Prairie's adopted environmental, building and fire codes

Mr. Lee stated staff recommends approval of the Specific Use Permit provided the applicant preserve the tree-line along Roy Orr for screening, and subject to the following conditions:

- The request shall be limited to Phase 1 & 2, with subsequent phasing requiring SUP review.
- ARB related activities are performed inside.
- No inoperable vehicles are to be store onsite.
- All truck and auto-related repairs shall be limited to private vehicles on contract basis and no walk-in repair authorized.

Commissioner Connor asked when trees as big as the ones located on this property are removed, is the applicant required to put back a tree of the same caliber. Mr. Lee stated the city does not have a tree preservation ordinance, but we do encourage additional landscaping be added.

Commissioner Coleman stated before Oakdale Road was extended there were a lot of trucks that travel the road, and asked if a deceleration lane could be put in. Mr. Huntsman stated there are currently signs located on Oakdale, but staff can look into adding a deceleration lane to be able to make a right turn for safety reasons.

Commissioner Smith stated her concern is the developments proximity to the residential area.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Walter Nelson with Nelson & Associates, 3012 Hobble Court, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Nelson stated they would not have any freight trucks the trucks are empty with no beds on them they would not have anyone coming in at night they only rent to corporations like Panera Bread. They are requesting to keep the existing wooden fence in place and construct a 7 foot chain-linked fence with slats on the south side of the property. They would only be conducting maintenance on the trucks, no major repairs. All of the pavement would be concrete, and the building doors are located about 300 feet from the mobile home park.

Commissioner Moser stated the Operational Plan indicates they would be washing vehicles onsite, would all this take place indoors. Mr. Nelson replied yes.

Mr. Moser noted there would also be a fuel station onsite, and in the future would like to operation twenty-four hours a day, seven days a week.

Paul DeSherling, 200 Hoffman Lane, Belleville, IL stepped forward in support of the case. The fuel station would come in during Phase 3 of the project and would be located outside of the building, but would only be used on the vehicles needing to be re-fueled. The twenty-four/seven operation would only happen if their business excels in the next two to three years.

Commissioner Moser stated all of their activity would occur inside the building and would be connecting onto city's services, would all this happen during phase-one. Mr. DeSherling replied yes.

Chairperson Spare stated he would like to make it a requirement that the property between the wooden fence and chain-linked fence be maintained by this development.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU190702/S190702 as presented and recommended by staff, and the area between the existing wood fence and proposed chain-link fence be maintained by the applicant, Hogan Truck Leasing. The action and vote being recorded as follows:

Motion: Smith Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare

Nays: None **Approved: 7-0**