

PLANNING AND ZONING COMMISSION DAFT MINUTES OF DECEMBER 1, 2014

PUBLIC HEARING AGENDA Item #15- Z141201 - Zoning Change - 130 and 138 Lakeview Drive (City Council District 5). Senior Planner Doug Howard presented the case report and a Power Point presentation for the approval to rezone property from Planned Development (PD-332) District for Neighborhood Service (NS) District uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility to a Planned Development District to allow for Neighborhood Service (NS) District uses, contractor shop uses with no outside storage, and other specified service uses. The 0.87-acre property, located at 130 and 138 Lakeview Drive. The agent is Chuck Precopia and the owner is Phil Boriack, Boriack Interiors, Inc.

Mr. Howard stated the Zone Change request applies to properties located at 130 and 138 Lakeview Dr. 130 Lakeview Dr. is about 0.22 acres of undeveloped property. 138 Lakeview Dr. is about 0.66 of developed land with 2 buildings; the western building measures about 8,500sqft and the eastern building measures about 4500sqft. Kennedy Middle School lies to the north of the subject area. This school enrolls about 700 students and employees about 50 teachers. To the west there is a 1,500sqft single family home. Storm Lawn & Garden stands to the east of the subject area and is also located within a Neighborhood Services District and Planned Development District 256 allowing for General Retail uses and Outside Storage and Displays. The outside storage and display areas are limited to about 9,500sqft of this district.

Mr. Howard stated within the 300ft property owner notification area there are also 2 churches; to the east at the corner of Acosta St. and Lakeview Dr., and to the west at the corner of SE 4th St. and Lakeview Dr. There is a second single family home within the property owner notification area to the west, just north of the church. Staff supports the uses in the table marked "Approve". For those uses marked "Not in Support," staff contends these uses are incompatible for property adjacent or near schools, churches, residential homes or residentially zoned areas and are more suited for Commercial, Heavy Commercial, and Industrial districts. Ordinance 9198 (PD-332) included approval of an SUP for a mini-warehouse use. Per the conditions of the approved ordinance, the time given to receive a Certificate of Occupancy for a min-warehouse use has expired and; therefore, has become null and void.

Mr. Howard stated the Dimensional Requirements will remain the same, adhering to the Neighborhood Services District standards, as may be amended from time to time.

Mr. Howard stated the Development Review Committee recommends approval of the requested zone change subject to following conditions:

1. Contractor Office, Warehouse, Auto Parts, and Lawnmower Sales uses shall not be permitted.
2. "Self-Service Laundry" shall continue to require City Council approval of a Specific Use

Permit.

3. A Mini-warehouse use shall be allowed with City Council approval of a Specific Use Permit.
4. Outside storage shall not be permitted.

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

Chuck Precopia, Real Estate Broker/Developer, 2770 Bardin Road, Suite 13109, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Precopia stated he has been marketing this property for the past 19 months all of the interested businesses wanting to lease the property would require a specific zoning, he has been working with staff and has spoken to the surrounding property owners in order to come up with some uses that would fit and not disturb the surrounding neighborhood.

Commissioner Motley asked Mr. Precopia if he was in agreement with staff's recommended uses.

Mr. Precopia replied no, he would like of the uses listed in the case memo to be allowed.

Commissioner Motley asked what would be the difference in repairing a bike and/or plumbing.

Mr. Precopia stated a bike shop would conduct repairs onsite and a plumbing contractor shop would either sell merchandise or go out to do the work.

Ronald L. Storm owner of Storm Lawn and Garden, 202, 210, 212, & 214 Lakeview Drive, Grand Prairie, TX stepped forward in support of this request. Mr. Storm said the only objection to this request is the to the self-service laundry use. He said Neighborhood Service might not be the best zoning for this area.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and recommend approval of case Z141201 per staff's recommendations and to allow Warehouse, Contactor Office, Sales with Indoor Storage, Plumber, Electrical, Multimedia Contractors, Auto Parts and Accessories Sales, and Lawnmower Sales and Repair by Specific Use Permit, and the Self-Service Laundry shall continue to require a Specific Use Permit, but not be allowed to operate 24 hour a day. The action and vote being recorded as follows:

Motion: Spare

Second: Gray

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

Nays: None

Approved: 8-0

Motion: **carried.**