



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 3, 2015**

COMMISSIONERS PRESENT: Chairperson Tommy Garrett, Commissioners Phil Philipp, Charlie Womack, Joshua Spare, Kurt Johnson, and John Lopez.

COMMISSIONERS ABSENT: Lynn Motley, Bill Moser, and Dr. Juan Perez

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 Secretary.

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, and welcomed newest member John Lopez to the Commission.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items: P150901 – Preliminary Plat – Remmington 30 Addition, P150902 – Final Plat – Remmington 30 Addition, P150903 – Preliminary Plat – Bardin Road Addition, P150904 – Final Plat – Bardin Road Addition, P150905 – Final Plat - Fire Station No. 10, P150906 – Final Plat – Dominguez Addition, P150907 – Final Plat – Grand Lakes Business Park, Phase 4, P150908 – Final Plat – Graceway Addition, P150909 – Final Plat - Peterman Addition, and RP150901 – Replat- Herrera Addition, Lot 1, Block 4.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of July 6, 2015.

PUBLIC HEARING CONSENT AGENDA:

Item #3 – RP150802 - Replat - Lake Ridge Section 20, Lot 2527-R, Block P (City Council District 6). Consider a request to approve a replat to combine two residential lots into one residential lot. The 1.07-acre property, located at 3156 and 3160 Sanctuary Dr., is zoned Planned Development-258 (PD-258) District. The applicant is Tammy Marlow, the owner is Mickey Marlow, and the surveyor is Steve Keeton, Keeton Surveying.

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Item #4-RP150804 - Replat - Sargent Addition (City Council District 1). Consider a request for approval of a Replat consolidating twelve (12) existing lots within the L. Cox and C. Hines Resubdivision, together with an abandoned portion of Hines Street Right-Of-Way located between Cox Street and running in a southwesterly direction approximately 515 feet to its terminus at the corporate boundary of the City of Grand Prairie and the City of Arlington, pending final approval, into two (2) lots totaling 7.1048 acres. The property, zoned Commercial Office (CO) District and within Central Business District No. 1 (CBD-1), is generally located south of E. Abram Street and west of Cox Street. The agent is Walter Nelson and the owner is David Sargent, Sargent Investments LLC.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #5- SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street and item #6 - Z150702/CP150701 - Zoning Change/Concept Plan - Lake Ridge Mixed-Use Development.

(The above items are not public hearing items).

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 P150901, P150902, P150903, P150904, P150905, P150906, P150907, P150908, P150909, and RP150901, approve the minutes of July 6, 2015, and approve consent agenda cases RP150802 and RP150804 and postponed cases SU141101/S141101 and Z150702/CP150701. The action and vote on the Consent Agenda being recorded as follows:

Motion: Philipp

Second: Spare

Ayes: Garrett, Johnson, Lopez, Philipp, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7 - S141103 - Site Plan - Stripe-A-Zone (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for the expansion of an existing Contractor Shop with Heavy Equipment and Outside Storage on 6.5 acres. The subject property, zoned Commercial Office (CO) District and within Central Business District No. 1, is generally located south of E. Abram Street and west of Cox Street. The agent is Walter Nelson and the owner is David Sargent, Strip-A-Zone.

Mr. Hinderaker stated Stripe-A-Zone, Inc. currently sits on approximately 2.37 acres land located between Sherman Street and Hines Avenue and on the west side of Cox Street. The business, classified by the City as a Contractor Shop with Heavy Equipment and Outside Storage, consists of a sales office, production office, warehouse, a wheelstop manufacturing shed, fuel storage and dispensing station, employee parking, and a storage yard. This location is the base of operations for the business that includes administration of sales and production, storage of materials and equipment, maintenance and repair of vehicles and equipment, and

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wheel stop manufacturing. However, the main operations of the business (pavement striping) are conducted at different job site(s) around the Dallas/Fort Worth Metropolitan Area (metro-plex) and surrounding areas within the State. The Phase One expansion is primarily intended to be used as a parking and storage area for vehicles and equipment. Prior to the issuance of the SUP No. 140203, the subject property was considered a “legal non-conforming use” as open/outside storage was not permitted within the Central Business District No. 1. The approved SUP now grants the owner/applicant the authority to proceed with the proposed expansion and outside storage use provided the proposed Site Plan substantially complies with the SUP.

Mr. Hinderaker stated the business operates a Day Shift Service Team and a Night Shift Service Team that work directly in the field to service customers. Approximately half of the Day Shift Service Team works out of town on a two week cycle and only report to the main office on a bi-weekly basis. The balance of the Day Shift Serve Team reports to the existing facility each day before going to the various job sites around the metro-plex. The smaller Night Shift Service Team works between 3:00 PM and 6:00 AM to service customers that cannot close the businesses while the work is being done. In addition to the sales/management staff and service teams, Stripe-A-Zone, Inc. has four mechanics that staff their on-site maintenance shop Monday – Saturday, 5:00 AM to 9:00 PM to service the facility’s vehicles and equipment. Stripe-A-Zone, Inc. also employs four (4) individuals in their concrete wheel stop manufacturing process that operates twice weekly on the subject property. The manufacturing process begins at approximately 10:00 AM on Monday and Friday, weekly, and typically ends by 6:00 PM. The concrete is mixed off-site and delivered to the facility by various concrete vendors.

Mr. Hinderaker stated the owner/applicant is proposing to continue to gain access to Phase One of the property from the three existing access points located on Sherman Street and Cox Drive. The single Sherman Street access and the southerly most Cox Drive access are limited to passenger vehicles and are used to gain access to the existing employee parking located at the south end of the facility. The second existing access on Cox Drive is proposed to remain and will continue to be used as an access point for larger trucks and equipment. This access is gated at the property line. Finally, a third access point on Cox Drive is proposed at the intersection of Hines Street (to be abandoned) and Cox Drive. This access will also be gated. This gate will be set back from the flow line of Cox Drive approximately 74-feet to allow longer vehicles to fully pull off Cox Drive before stopping to open the gate. While both gates will have Knox-Locks, the City of Arlington emergency services will also have access to the access gate located at Hines and Cox Street, as a 50-foot emergency access easement will be retained (to be dedicated with the Sargent Addition replat) on the portion of Hines Street scheduled to be abandoned.

Mr. Hinderaker stated the building facade will be clad with brick veneer, CMU, and glass block windows. The roof will consist of a metal R-panel at a low 1:12 pitch. Phase One also includes the construction of a masonry dumpster enclosure, to City specifications, as well as an eight foot tall masonry fence along E. Abram Street and an eight foot tall wrought iron fence with mesh screening material along the east and west property lines of the Phase One expansion area. Finally

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Mr. Hinderaker stated the landscape and screening requirements of the subject site are governed by the Article 8 of the UDC and the approved SUP. As proposed, the Phase One Site Plan conforms to the minimum landscape and screening standards as outlined above.

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

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

Walter Nelson, 1812 Carla Drive, Arlington, 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 S141103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Philipp, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8 - SU150802 - Specific Use Permit - 3015 Eagle Drive, Suite 400 and 600 (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation for approval of a Specific Use Permit for an auto body and paint shop. The property is addressed as 3015 Eagle Dr and is zoned Light Industrial (LI) District. Applicant is Halid Amer and the owner is Yan Wu.

Mr. Howard stated Champion Collision Repair Center will operate out of two existing suites, 600 and 400, located at 3015 Eagle Dr; totaling just under 8,000sqft. Champion Collision Repair will not be performing general auto repairs or vehicle rebuilds, but will focus solely on auto body repairs and painting. Their clientele consists of walk-in-customers and insurance companies. The applicant states that they will not be working on more than 5 vehicles at a time. Champion Collision Repair will have five employees onsite during business hours. Hours of operation will be Monday through Saturday from 7 am to 5 pm.

Mr. Howard stated the property currently has 3 other tenants in the 16,000sqft building. The Unified Development Code requires at least 13 parking spaces for the existing tenants; 6 parking spaces for the 2 existing warehouse uses and 7 parking spaces for a tire sales and installation shop. For an auto service related business, the UDC requires 1 space per 400sqft of building. Champion Collision Repair has 8,000sqft; requiring 20 parking spaces. The property has a total of 24 parking spaces, leaving only 11 spaces for Champion Collision Repair and is 9 spaces

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short. The applicant has restricted the amount of parking he requires by limited the number of vehicles that will be worked on at any given time. In addition, the applicant is requesting that the city recognize the 5 storage spaces inside the building, leaving the property 4 spaces short, instead of 9. The property has a total of 24 parking spaces, leaving only 11 spaces for Champion Collision Repair and is 9 spaces short. The applicant has restricted the amount of parking he requires by limited the number of vehicles that will be worked on at any given time. In addition, the applicant is requesting that the city recognize the 5 storage spaces inside the building, leaving the property 4 spaces short, instead of 9. If approved, the parking reduction would limit the uses of the remaining suites. If one of the existing businesses was to move out, the property owner would not be able to lease the property for a use that would require more parking than the previous tenant's use.

Mr. Howard stated staff cannot fully support the applicant's request due to the appeal listed above, however, should the Planning and Zoning Commission approve the appeal, Staff recommends the following conditions:

1. The auto body and paint shop use shall be limited to the areas currently recognized as suites 400 and 600. An address change request must be submitted to the planning department, requesting city combine suites 400 and 600 into one (1) suite;
2. The auto body and paint shop use shall require 11 outside parking spaces and shall be designated on the approved site plan. 13 parking spaces shall be designated as required parking for other businesses on the property. No use shall be permitted that would require parking to exceed the 13 total parking spaces allotted for other businesses, unless authorized in accordance with the Unified Development Code, as amended;
3. All vehicles must be parked within clearly marked parking spaces, as shown on the approved site plan. There shall be no parking within drive aisles or fire lanes. The use of the public rights-of-way for parking, loading, or unloading shall be prohibited.
4. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150802, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - a. All damaged vehicles must be parked inside in the five (5) spaces shown on the approved site plan. No more than five (5) customer vehicles may be stored onsite;
  - b. A ledger shall be kept on-site and maintain by the business operator and shall be presented upon request by the Police Department and Code Enforcement during inspections or investigations. The ledger shall maintain information and documentation for each vehicle receiving repairs or services. Items maintained and contained in this ledger shall include:
    - i. Date the vehicle entered the site for services or repairs;
    - ii. Customer Name;
    - iii. Vehicle Identification Number, Make, Model and Year;
    - iv. Type of services or repairs needed and/or performed;
    - v. Estimated time of completion;

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- vi. Date the vehicle was removed from site; and
- c. All operations shall maintain compliance with all federal, state, and local environmental regulations;
- d. All operations shall maintain compliance with City Ordinance No. 7408, Automotive Related Business (ARB) regulations; and
- e. Must practice all best management practices listed in its storm water pollution prevention plan; and
- 5. A Site Plan Mylar must be submitted to the planning department for review and approval. Future changes to the parking or expansions to this facility, regarding this Specific Use Permit, will require the submittal of a revised site plan for review and approval to the Planning Department;
- 6. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU150803
- 7. This property shall meet the standard Specific Use Permit compliance standards; as follows:
  - a. The City Council shall conduct a public hearing one (1) year after City Council approval of the Site Plan 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 with other applicable regulatory requirements administered and/or enforced by the state and federal government;
  - b. This Specific Use Permit shall automatically terminate if a Certificate of Occupancy is not issued for an Auto Body and Paint Shop; within one (1) year after City Council adoption of this Ordinance, or upon cessation of the use for a period of six (6) months or more.
  - c. The operation of this site shall be in strict compliance with 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 with other applicable regulatory requirements administered and/or enforced by the state and federal government.
  - d. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
  - e. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy
  - f. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

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

Commissioner Womack stated the Commission holds a briefing session before the meeting therefore most of their concerns are address during that time, but are open to questions from the applicant and citizens on the pending cases.

Halid Amer, 3015 Eagle Drive, Suite 400, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. He noted all of the vehicles would be located inside the building.

Chairperson Garrett asked if he currently operates this type of business, and asked if this facility would be adequate for his type of work.

Mr. Amer replied yes he currently has operates a business, along with some auto repairs at his current facility on Arkansas Lane, but would only be doing collision work at this location. Mr. Amer stated this facility is more than adequate for collision work.

Commissioner Johnson asked how many employees would be employed.

Mr. Amer replied they would have five employees.

Commissioner Spare asked how many customers would they having in a day, and would they have adequate customer parking.

Mr. Amer stated they would only have five cars in storage at one time and would all be located inside, their customers would only come by to check on their vehicles therefore they would not stay long. He stated there would be plenty of parking for their customers.

There being no further discussion on the case, Commissioner Johnson moved to close the public hearing and approve case SU150802 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Johnson

Second: Lopez

Ayes: Garrett, Johnson, Lopez, Philipp, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #9 - SU150803 - Specific Use Permit - 3223 E Main Street (City Council District 5). Senior Planner Doug Howard presented the case report and a Power Point presentation for approval of a Specific Use Permit 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 applicant is Steve Keeton, Keeton Surveying and the owner is Gerardo Rodriguez.

Mr. Howard stated this site is 8 acres and located in a Light Industrial zoning district within CBD 4. The eastern portion of this lot is gravel and the western portion of the lot is asphalt. There will be 25 truck parking spaces and will be leased out to drivers to park and store their trucks. The trucks will be parking on asphalt as shown in the submitted site plan. Staff has required a fence to be installed in order to prevent any trucks from traversing onto the gravel. The UDC requires specific paving for drive areas and parking stalls that the current site does not meet. The current site has asphalt. As with other properties nearby, staff has no objection to the use of the existing asphalt; however, if needed, as determined by Code Enforcement or the Building Official, any paving replacement would need to conform to current paving standards. The UDC offers several paving options, within Article 10, for the applicant to choose from.

Mr. Howard stated the Fire Marshall has determined that a fire hydrant must be installed on the south side of E Main St, near the property. The applicant will work with the fire department and other city departments to obtain the proper permits for installing the fire hydrant. The applicant has submitted the following operational plan: "This site is being provided as a parking site only for semi-trucks and trailers. All drivers will be given a strict set of rules and regulations to follow if they want to use the site to park their vehicles.

Mr. Howard stated all drivers will have to agree and sign a parking agreement to use the site to park their vehicles. The following are rules that they must follow:

- Absolutely no maintenance will take place on site. No repairs, tune-ups, oil changes or any other type of work will be permitted on trucks or trailers while using this facility.
- No overnight sleeping in trucks will be permitted while using this facility. This site is not a rest stop. It is a park and go site.
- Drivers will maintain all assigned parking spots clean and free of trash. Trash will be put in the provided dumpster that will be on site.
- No parking or driving on any unpaved part of the site.
- Parking spots will be leased on monthly basis only. Any unauthorized parking will result in the vehicle being towed at owner's expense. No exceptions!
- When exiting the property, only right turns will be allowed when leaving the site. This is to relieve any traffic build up in the close by residential area.
- No inoperable vehicles will be permitted on site. Unauthorized parking will result in the vehicle being towed at owner's expense. No exceptions!



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Mr. Howard stated all drivers must follow all regulations at all times. All violators will be evicted and will no longer be able to use this facility. Daily checks will be performed at least once a day to ensure this site is in a clean and neat state. These checks will be made to ensure there is no maintenance is taking place on site and to ensure everyone is in their assigned spot. Also, checks will be made to ensure there are no unauthorized vehicles on site and to check there are no drivers sleeping in their trucks. These are the rules and regulations drivers must follow. That combined with the enforcement measures will result in this site being clean and well maintained for customers to use.

Mr. Howard stated staff cannot fully support the applicant's request due to the appeal listed above, however, should the Planning and Zoning Commission approve the appeal, Staff recommends the following conditions:

1. A chain link fence or better shall be installed to prevent drivers from maneuvering their vehicles on the gravel. All vehicles shall be parked on city approved surfaces, and completely within clearly marked parking spaces. As shown on the approved site plan, truck parking spaces shall measure 20ft by 62ft and passenger vehicle parking spaces shall measure 9ft by 18ft;
2. The use of the public rights-of-way for parking, loading, or unloading shall be prohibited;
3. Adequate lighting shall be required. Lighting plans shall be approved by the Chief Planner;
4. Must install a fire hydrant for access to this site, as approved by the Fire Marshall;
5. Paving replacement, as determined by the Building Official or Chief Planner, shall conform to the current standards of the Unified Development Code.
6. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150803, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - a. There shall be no onsite vehicle maintenance or repairs of any kind;
  - b. This site is a commercial parking and shall not be used as a truck stop. There shall be no persons sleeping in their vehicles;
  - c. All trash and debris shall be deposited within the provided dumpster. The dumpster shall be located within an enclosure which meets the standards of the Unified Development Code.
  - d. This site shall be required to meet the property maintenance standards of the Automotive Related Business Regulations, ordinance #7408;
  - e. There shall be no inoperable vehicles parked onsite;
  - f. Must practice all best management practices listed in its storm water pollution prevention plan; and
7. A Site Plan Mylar must be submitted to the planning department for review and approval. Future changes to the parking or expansions to this facility, regarding this Specific Use Permit, will require the submittal of a revised site plan for review and approval to the Planning Department;

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8. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU150803;
9. This property shall meet the typical Specific Use Permit compliance standards, as follows:
  - a. The City Council shall conduct a public hearing one (1) year after City Council approval of the Site Plan 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 with other applicable regulatory requirements administered and/or enforced by the state and federal government;
  - b. This Specific Use Permit shall automatically terminate if a Certificate of Occupancy is not issued for a Commercial Parking Lot for Trucks; within one (1) year after City Council adoption of this Ordinance, or upon cessation of the use for a period of six (6) months or more.
  - c. The operation of this site shall be in strict compliance with 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 with other applicable regulatory requirements administered and/or enforced by the state and federal government.
  - d. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
  - e. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy
  - f. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

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

Gerardo Rodriguez, 1510 E. Main Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Maria Pericaz, 3501 E. Main Street, Grand Prairie, TX stepped forward in opposition to this request. Mrs. Pericaz stated she would not be in opposition if the property was paved with concrete, they have a used car lot adjacent to this property and with the gravel/asphalt parking lot they creating a lot of dust and dirt which makes it hard for them to keep their vehicles clean.

Mr. Hinderaker noted the parking lot is asphalt, the applicant would not be allowed to maneuver on the gravel area there would be a barrier put in to keep them from going onto the gravel site.

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There being no further discussion on the case, Commissioner Philipp moved to close the public hearing and approve case SU150803 as presented and recommended by staff, with the condition that the dirt be removed from the site. The action and vote being recorded as follows:

Motion: Philipp

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Philipp, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10 - Z150703/CP150702 - Zoning Change/Concept Plan - Polo Residential (City Council District 6). Senior Planner Denice Thomas presented the case report and a Power Point presentation for approval to amend the concept plan for Tract Number 20 of Planned Development-136 (PD-136) District. The 8.98-acre property, located at 4603 S. Carrier Parkway, 4607 S. Carrier Parkway, and 4611 S. Carrier Parkway, is zoned PD-136. The owner/applicant is William Pohl.

Mrs. Thomas stated the applicant proposes to develop the property in substantial conformance with the SF-6 adopted standards of the Unified Development Code; except where specific deviations are called out in the proposed PD development standards. The entire property is within an existing Public Improvement District and a Homeowners Association is required. The proposed PD development standards include a requirement for creation of an HOA. Additionally, at Staff's request, the applicant has contacted the PID #1 Board to make them aware of the change in use.

Mrs. Thomas stated residential subdivisions in the City are reviewed against the provisions of Resolution 3924 in addition to other applicable provisions of the Code of Ordinances. The applicant meets many of the provisions of Resolution 3924, but proposing 14 deviations to Resolution 3924; three of which are more restrictive than 3924. The requested exceptions to Resolution 3924 are less restrictive:

- Section II(F) states: "Residential streets with a paved width of 27 feet shall not intersect arterial or collector thoroughfares unless the paving width is flared to 37 feet at the point of intersection with said thoroughfare. The 37-foot paved width shall taper back to a standard 27-foot paved width at a certain distance back from said thoroughfare in accordance with applicable provisions contained in Section 23, Master Transportation Plan, of the Unified Development Code (UDC)." As proposed the applicant is proposing one entry with two 24-foot-wide lanes divided by a median off of Polo Road. The Transportation Division Staff has reviewed the proposal and has no objection to the proposed access.
- ✓ Section II(A)(1)(a) and (b) requires minimum lot sizes of 7,800 to 8,999 square feet for 80% of the total platted lots with 20% of the total lots being a minimum of 9,000 square

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feet. As proposed 30% of the lots are between 7,800 and 8,999; 29 of the 41 lots are smaller than 7,800 square feet. As proposed 14% of the residential lots are greater than 9,000 square feet; six of the 41 lots are over 9,000 square feet.

- Section II(A)(2)(a) states, “minimum lot width to be 65 feet.” The minimum lot with proposed is 50 feet.
- Section II(A)(3) requires maximum lot coverage of 60%; as proposed, maximum lot coverage will be 65%.
- Section II(A)(4) requires interior side yard setbacks to be a minimum of six feet; as proposed, five foot interior setbacks are provided.
- Section II(A)(7)(b) requires corner lots with a rear yard that abuts the front yard of another lot to have a front yard along both street corners. As proposed a front yard of 25 feet will be provided on one frontage and 15 feet will be provided on the second frontage.
- Section II(A)(8) requires lots with front-entry garages to have a setback of 25 feet with an additional two-foot setback. As proposed a setback of 20 feet for front facing garages is provided.
- Section II(A)(12) requires a 20-foot-wide rear yard setback for lots that back or side onto a right-of-way greater than 50 feet. As proposed, 10-foot-wide rear setbacks are provided for all lots and 15-foot wide for one frontage of corner lots is provided.
- Section II(A)(2)(b) states, “Lots facing a “T” type street intersection shall have a minimum width of 80 feet.” There are two lots that are affected by this provision; neither of which are 80-feet-wide.
- Section II(D)(6) limits the percentage of front entry garages. As proposed, all 41 lots will have front-entry garages.
- Exhibit C-1 requires a minimum lot depth of 120 feet. As proposed the lot depth for the development will be 110 feet.

Mrs. Thomas stated on July 23, 2015, the Development Review Committee recommended approval of the zoning change and concept plan for this property subject to conditions.

Chairperson Garrett asked what type of fence would be required along Carrier Parkway and Polo Road.

Mrs. Thomas replied they are required to put in a Type 1 fence, a masonry screening fence.

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Commissioner Spare noted there would be a 5 ft. setback separation from the side property lines, which would make it a 10 ft. separation between the two structures.

Mrs. Thomas replied yes.

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

Peter Verdicchio, 4201 W. Parker Lane, Building A, 201, Austin, TX was present representing the case and to respond to questions from the Commission. Mr. Verdicchio noted the owner has owned this property for the past 10 year and has sat vacant for many years, the property is zoned General Retail, they did proposed some townhomes at one time, but the neighborhood was in opposition. Mr. Verdicchio noted the homes would be of high quality.

Commissioner Womack asked if there would be any green space for families with children.

Mr. Verdicchio replied no, there would be some landscaping where the mailboxes would be located.

Leo Devora, 4585 Mountain Laurel Drive, Grand Prairie, TX stepped forward in opposition, but after listening to staff's presentation he would be in support of the residential development.

Michelle Madden, 4588 Mountain Laurel Drive, Grand Prairie, TX stepped forward in opposition to this request. Mrs. Madden stated a few years ago this area was proposed for townhomes, but is glad to hear they are proposing single family residential. Mrs. Madden noted her concern is the lot size as well as the homes square footages, and asked that the fence be similar to the existing Westchester fence.

LaSandra Stroman, 4544 Mountain Lane, Grand Prairie, TX stated she too was opposed to the zoning change, but is in favor of the single family residential.

Commissioner Spare noted this development is proposed to be built with single family residential not a multi-family use.

There being no further discussion on the case, Commissioner Lopez moved to close the public hearing and approve case Z150703/CP150702 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Philipp, Spare, and Womack

Nays: None

Approved: **6-0**

**PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 3, 2015**

Motion: **carried.**

Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of August 3, 2015. The meeting adjourned at 7:55 p.m.

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Tommy Garrett, Chairman

ATTEST:

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Secretary

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