

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 31, 2015

PUBLIC HEARING AGENDA Item #16 - SU150902/S150903 - Specific Use Permit/Site Plan - 1617 W Shady Grove Rd. Rd (City Council District 1). Senior Planner Doug Howard presented the case report and a Power Point presentation for a specific use permit and a site plan for a landscaping company, Peterman & Associates, with outside storage on 2.74 acres. The property is addressed as 1617 W. Shady Grove Rd and is zoned Light Industrial (LI) District within the SH 161 Corridor Overlay District. The property is generally located north of Trinity Blvd. and East of Roy Orr Blvd. The agent is Walter Nelson and the owner is Jon Mitchella.

Mr. Howard stated Peterman & Associates would like to use this existing 1700sqft building on 1617 W Shady Grove Rd, currently being used as a home, for an office of their landscaping business. The rear of the property will be used for storage of materials and equipment. No retail sales are performed onsite. Typically, crews start loading equipment at 6:30am and return around 3:30pm, Monday through Friday, and occasionally on Saturday. The office personnel would work Monday through Friday from 9am to 5pm. The company employs 13 employees.

Mr. Howard stated landscape equipment would be stored onsite, such as lawn mowers, edgers, blowers, shovels, etc. These would be stored in the garage. Larger pieces of equipment such as a skid steer, box trucks, and trailers would be stored behind a screening fence. Materials for the project are delivered to the job site. Small amounts of overstock will be kept behind the fence and these materials could be incorporated in the next job. An irrigated nursery will be located behind the fence. Totals site is about 2.7 acres. The company plans to use about 1 acre, but may expand operations in the future. All vehicles will be parked on paved surfaces. The site requires 7 spaces and will provide for 13 total spaces and will meet the requirements of the UDC. The UDC also requires paving for any areas that vehicles will traverse. The applicant is not proposing any additional paving, outside the parking area. Outside storage will be screen by a Type 3 fence, wood fence with metal posts, on the north end of the property, as shown on the site plan. The other sides of the property have an existing fence that does not meet the screening requirements for outside storage. This fence is transparent, but vegetative screening exists on some parts of the fence. Pictures will be provided during staff's presentation.

Mr. Howard stated while the proposed amendment defers to existing UDC regulations, the applicant is requesting deviations to the regulation as part of this proposal. Therefore, Staff cannot recommend full support; however, if it is the desire of the P & Z Commission to recommend approval of this proposal the Development Review Committee recommends the following:

1. Development will occur in substantial conformance with the UDC provisions, except where specifically mentioned in the PD ordinance.
2. That, unless explicitly indicated in the PD ordinance, all development will be subject to the UDC requirements.
3. That, unless explicitly indicated in the PD ordinance, in the event that conflicts occur between the PD and the UDC, the more restrictive shall apply.
4. That, the definition of masonry remain as defined by the UDC as amended.
5. That front yard setbacks shall comply with the UDC as amended.
6. That parking requirements for the subject site comply with the UDC as amended.

7. That roof materials for the amended PD area shall consist of barrel tiles.

Commissioner Womack asked if the dumpster is not going to be visible from the street why are we requiring it to be screened.

Mr. Howard replied the dumpster screening is a code requirement.

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

Walter Nelson, 3012 Hobble Court, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked what the fence would look like.

Mr. Nelson replied it would be a Type 3 fence, wood fence with metal posts.

Chairperson Garrett noted one speaker card submitted in support of this request, Max Coleman, 9 Heritage Court, Grand Prairie, TX.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150902/S150903 as presented and recommended by staff and any areas of vehicular travel, as approved by the Chief City Planner, must meet the minimum paving requirements of the Unified Development Code. Changes or additions to paving must be shown on an amended site plan, which may be approved by the Chief City Planner, and the outside storage must be screen by a Type 3 fence, as defined by the Unified Development Code, as shown on the approved site plan. Future expansions of the outside storage areas will require an amended site plan and may be approved by the Chief City Planner. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**