

## PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 6, 2016

Mrs. Thomas noted cases SU160401/S160402 and Z160402 would be presented at as one case.

PUBLIC HEARING AGENDA Item #19 – SU160401/S160402 - Site Plan - 1628 E. Main St (City Council District 5). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for a specific use permit and site plan to construct and operate a warehouse facility. The 0.89-acre property, located at 1612 Small Street and 1628 E. Main Street, is split-zoned General Retail (GR) and Light Industrial (LI) Districts and is within District 3 of the Central Business Overlay District. The applicant is Abraham Khajeie, Eagle Auto Parts, the owner is Abraham, and the surveyor is Luke Keeton, Keeton Surveying Co.

Mrs. Thomas stated a portion of the site is currently zoned LI while the site with the proposed expansion is zoned GR. A request has been submitted to change the zoning from LI to GR. If approved, the existing building will comply with the GR dimensional requirements as outlined in the UDC. However, additional action will be required for the “Auto Parts (new) use. This use is permissible use in the GR District subject to approval of a specific use permit by the City Council. The 0.89-acre property is developed with an existing 12,644 s.f. wholesale auto parts business. Access to Small Street and E. Main Street has been depicted. The proposed expansion would result in 20,084 total square feet for the building. The existing building is not 100% masonry; a portion of it is metal. The building expansion, however, will be 99.5% masonry per the elevations provided.

- 1 – Staff recommends a condition that the applicant graphically depict one additional street tree prior to administrative approval of the mylars.
- 2 – No improvements are proposed for Main Street. The site was developed prior to our current street tree requirements.
- 3 – Staff recommends a condition that the applicant graphically depict one parking lot tree prior to administrative approval of the mylars.
- 4 – Staff recommends a condition that the applicant graphically depict a total of 39 five-gallon shrubs along Small Street prior to administrative approval of the mylars.

Mrs. Thomas stated the site plan does not comply with the minimum landscape requirements set forth in the UDC.

Mrs. Thomas stated exceptions to materials, glazing, and articulation must be granted. Staff does not oppose approval of the requested exceptions. The project is an expansion of an existing building on a site that was developed prior to our current regulations. To develop the property as depicted the applicant will have to be granted an exception to the lot coverage requirements to allow 51% lot coverage where 35% lot coverage is the maximum. While Staff cannot support this exception, due to the challenges generally associated with redevelopment and infill projects, staff does not object to the proposed deviation. The landscape does not meet the minimum requirements of Article 8 of the UDC. Staff recommends compliance with the UDC. The applicant has depicted compact parking spaces that do not comply with Article 10 of the UDC. Staff recommends compliance with the UDC.

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Mrs. Thomas stated this proposal has been reviewed by the Development Review Committee and has been cleared to proceed to the Planning and Zoning Commission for consideration. Staff recommends approval subject to the Development Review Committee comments.

PUBLIC HEARING AGENDA Item #20 – Z160402 - Zoning Change – 1628 E. Main Street (City Council District 5). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of change the zoning on 0.59 acres from Light Industrial (LI) District to General Retail (GR) District. The 0.59-acre property, located at 1611 Small Street, is zoned Light Industrial (LI) District and is within District 3 of the Central Business Overlay District. The applicant is Alex Daredia, Lucky Texan Stores and the owner is James Bouldin, Laticrete International Inc., and the surveyor is Luke Keeton, Keeton Surveying Co.

Mrs. Thomas stated the existing building complies with the GR dimensional requirements as outlined in the UDC. However, “Auto Parts (new) is a permissible use in the GR District subject to approval of a specific use permit by the City Council. This is an infill project. The existing business owner has operated the wholesale auto parts store at this location form many years. He has purchased the property west of his site with the intension of expanding his existing building and constructing additional warehouse space to allow his business to grow in place. This and the companion case resolve some inconsistencies that currently exist. The existing building is a spot of LI zoning with north, east, and west GR zoning. Rezoning the parcel to GR will resolve the “spot-zoning” issued. It is also worth noting that LI zoning allows for more intense uses than GR. Reducing the potential intensity of use on the subject site could bring uses more compatible with the residential uses to the north in the future. Finally, the FLUM designation is inconsistent with LI zoning. The area is planned for commercial, retail, office uses. Changing the zoning from LI to GR would resolve this inconsistency as well.

Mrs. Thomas stated on May 26, 2016, the Development Review Committee recommended approval of the zone change for this property subject to conditions.

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

Abraham Khajeie with Eagle Auto Parts, 1628 E. Main Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the cases, Commissioner Womack moved to close the public hearing and approve case SU160401/S160402 and Z160402 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

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

Nays: None

Approved: 9-0

Motion: **carried.**