



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 7, 2014**

COMMISSIONERS PRESENT: Chairman Tommy Garrett, Vice-Chairperson Cindie Moss, Secretary Carol Ann Adams, Commissioners, Ed Gray, Bill Moser, Joe Arredondo, and Joshua Spare.

COMMISSIONERS ABSENT: Phil Philipp, Lynn Motley

CITY STAFF PRESENT: Bill Crolley, Director of Planning and Development, Jim Hinderaker, Chief City Planner, Denise Thomas, Senior Planner, Doug Howard, Senior Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant.

Chairperson Tommy Garrett called the meeting to order in the Council Chambers in the City Hall Building at 7:10 p.m.

Chairperson Tommy Garrett gave the invocation.

CONSENT AGENDA ITEMS: disapproval of plats without prejudice for the following agenda-items: #1-P14080, Blanca Addition, P140802, Equestrian Crossing Block 3, and RP140801, Burbank Gardens Unit No. 1.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of June 2, 2014.

PUBLIC HEARING CONSENT AGENDA: Item #3-P140702 – Preliminary Plat – Equestrian Crossing, Lots 1-3, Block 3 (City Council District 6). Consider a request for a preliminary plat creating 3 lots consisting of 8.016 acres. The subject site is generally located east of S.H. 360 and north of W. Camp Wisdom Rd. The property is zoned Planned Development 114A (PD-114A) and is within the S.H. 360 Corridor Overlay District. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Grand Bank of Texas, Don Goldsmith.

Item #4-RP140701 - Replat - Burbank Gardens (City Council District 5). Consider a request to approve a final plat to create a four-lot residential subdivision. The 0.76-acre property, located at 837 NE 33rd St., is zoned Single Family 4 (SF-4) district. The agent is E.D. Hill and the owner is Ruben Reyes.

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Item #5-RP140702 - Replat - Florence Hill No. 1 (City Council District 6). Consider a request to approve a replat to subdivide one lot into two residential lots. The 1.01-acre property, located at 1318 Alspaugh Ln., is zoned Planned Development (PD-84) district for single family district 2 (SF-2) uses. The applicant is Steve Keeton, Keeton Surveying and the owner is Binh Dinh.

Item #6-RP140703 - Replat - Iglesia Evangelica Addition (City Council District 5). Consider a request for a replat, combining two (2) lots to create one (1) residential lot, approximately 1.38 acres. The subject property is located at 426 MacArthur Blvd and 501 NE 31st St and zoned Single Family-Four District (SF-4). The applicant is Steve Keeton, Keeton Surveying and the owner is Jesus Martinez, Iglesia Evangelica.

Item #7-RP140704 - Replat - Aspens at Central Park (City Council District 4). Consider a request to approve a replat to create a one-lot multi-family residential subdivision. The 12.28-acre property, located at 2255 Arkansas Ln., is zoned Planned Development 341 (PD-341) district for Multi-Family 3 (MF-3) uses. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is Kim McCaslin Schlieker, Multi Family Land, LLC.

Item #8-RP140706 - Replat - Timber Oaks Lane Elementary (City Council District 1). Consider a request for approval of a Final Plat reconfiguring two (2) existing platted lots into one (1) lot on 23.76 acres. The subject property, split zoned Multi-Family Two (MF-2) District and Hospital (HD) District, is generally located east of Timber Oaks Lane and south of Osler Drive. The applicant is Robert Morse, RLK Engineering and the owner is Richard Flores, Arlington Independent School District.

Item #9-RP140709 – Replat – Wildlife Commerce Park (City Council District 1). Consider a request to approve a replat of Lot 1, Block 1 of the Wildlife Park Addition, a one-lot non-residential subdivision, to adjust the southern property boundary. The 17.52-acre property, generally located at the southwest corner of the Wildlife Pkwy./Belt Line Rd. intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Belt Line Corridor Overlay Districts. The owner/applicant is Benjamin McGahey, Halff.

Item #10-SU130701A - Specific Use Permit Renewal - Jefferson Event Center (City Council District 1). Consider a request to renew a Specific Use Permit (SUP) allowing a multipurpose special event center. The 6.40-acre property, located at 2515 W. Jefferson Street, Ste. 117, is zoned Commercial (C) District. The applicant is Jessie Aguilar and the owner is Rosemary Johnson.

Item #11-SU120404A - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Consider a request for the approval of a Specific Use Permit Renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject

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property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The agent is Steve Keeton, Keeton Surveying and the owner is Vincente Duan.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #12- SU140702 - Specific Use Permit - 521 W. Marshall Drive (City Council District 2).

(The above items are not public hearing items).

Motion was made to approve the consent agenda item regarding the Disapproval of Plats without Prejudice for cases P140801, P140802, and RP140801, approve the minutes of June 2, 2014, and remove item #11-SU120404A - Specific Use Permit Renewal - 2502 Central Avenue from the Consent Agenda and table this case to the August 4, 2014 P&Z meeting, approve consent agenda cases P140702, RP140701, RP140702, RP140703, RP140704, RP140706, RP140709, and SU130701A, and postponed case SU140702. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moss

Second: Moser

Ayes: Adams, Arredondo, Garrett, Moss, Moser, and Spare

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13- S140701 - Site Plan - DFW Oral and Facial Surgical Arts (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation to approve a Site Plan for a development within Planned Development 177 (PD-177), approximately 0.98 acres. The subject property is located at 3261 S Carrier Pkwy. The agent is Arlyn Samuelson, Pogue Engineering and the owner is Thad Taylor IV, and James Swafford, Beatty Commons, LP.

Mr. Howard stated this property is located within Tract 3 of PD-177 which has a base zoning of Neighborhood Services District. Article 4 of the Unified Development Code allows Medical and Dental Office uses within NS zoning. This 0.98 acre lot was recently replatted; combining two lots into one.

Mr. Howard stated the development will front onto S Carrier Pkwy; however the only direct street access will be to the south onto Hobbs Dr. There are mutual access easements on the properties to the north, giving the site access to S Carrier Pkwy and Beatty Dr. The entrance from S Carrier Pkwy is only accessible heading northbound on S Carrier Pkwy. There is an existing sidewalk along S Carrier Pkwy; the city is not requiring sidewalks along Hobbs Dr. The proposed development is exceeding the parking requirements in the UDC.

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Mr. Howard stated the proposed landscaping plan shows the development will exceed the landscaping standards, as required by the UDC. The development has an existing 6ft brick wall along the east property line, which meets the residential screening requirements of the UDC. The parking areas adjacent to the rights-of-way will be screened from view with a 3ft berm wall, also meeting the minimum standards of the UDC. The table below provides an analysis of the landscape and screening requirements for the NS districts.

Mr. Howard stated staff has found the proposed site plan is in substantial conformance with PD-177 and the UDC standards. No appeals are being requested by the applicant. The Development Review Committee recommends full approval of this site plan.

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

Arlyn Samuelson with Pogue Engineering, 1512 Bray Central Drive, McKinney, TX 75069 was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked if the windows on the building would be blue.

Mr. Samuelson replied yes there would be a blue tint to the windows.

There being no further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approve case S140701 as presented by staff. The action and vote being recorded as follows:

Motion: Arredondo

Second: Moss

Ayes: Adams, Arredondo, Garrett, Moss, Moser, and Spare

Nays: None

Approved: **6-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- SU140701 - Specific Use Permit - Acker Transportation Services (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Specific Use Permit for Truck Equipment Sales and Service with Outside Storage on 4.207 acres. The subject property, addressed as 400 E. Shady Grove, is zoned Light Industrial (LI) District and located west of N. Belt Line Road on the south side of E. Shady Grove. The applicant is Stephen Acker, Acker Transportation Services and the owner is A. R. Taylor.

Mr. Hinderaker stated the 4.207 acre subject property, anecdotally described as the “old Irving Impound Yard”, is located on the south side of E. Shady Grove Road, approximately 1,700 feet west of N. Belt Line Road. The property has sat vacant and unused for some time and consists

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of: two (2) metal structures - a 24ft x 65ft building and a 20ft x 142.5ft carport, respectively; a small wood shed; a concrete paving area located at the front of the property, with the balance of the surface property consisting of a mixture of degraded asphalt, gravel, and crushed stone material; a perimeter 6ft chain link fence with screening slates; an interior 6ft chain link fence without screening fence; 3 light poles; a concrete dumpster pad; and a variety of existing landscaping. Water and sewer service is provided and/or accessible to the property.

Mr. Hinderaker stated the applicant proposes to use the property as a commercial trailer sale and lease facility with outside storage. The facility, operated with three business partners, will have two to three employees on site. The facility will be set up to handle up to 109 trailers, but it is anticipated that the typical total number of trailers located on the site will be more in the range of 20 to 40 trailers. The trailers will be parked/stored in the rear 2/3rds of the property behind the existing metal carport and 6ft chain link fence with screening slates. Access and circulation to the trailers will be provided by internal access lanes that will double as fire lanes. The facility will have one yard truck to move the trailers. While no trailer parking is proposed outside the screened area, the applicant proposes that “after-hour” trailer drops will be temporarily stored in the front area of the property. Proposed hours of operation are Monday – Friday from 8:00 AM to 5:00 PM. The property will need to be platted prior to the issuance of any building permits. A floodplain development permit may also be necessary prior to any construction permit or use of the site.

Mr. Hinderaker stated the minimum landscape requirement of the subject site is governed by Article 8 the UDC. Specifically, in the Light Industrial Zone District, a minimum of 4 % of the property must be landscaped of which 75 % is required to be located in the front yard between the building line and the front property line. Street trees are also required and are to be spaced at a minimum spacing of 25-feet and a maximum spacing of 50 feet. Existing trees may be used to fulfill tree-planting requirements in pertaining to screening and landscaping if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

Mr. Hinderaker stated the concrete paving requires all non-residential private access drives, fire lanes, and parking lots to be concrete. The applicant is proposing that the storage yard consist of existing materials primarily due to the thickness of the existing material and its current ability to support emergency vehicles. The Fencing requires all outside storage to be screened with a “Type 3” fence on property lines adjacent to any uses except single family detached, single family attached, two-family, and multi-family residential uses or for any outside storage within 40 feet of a street right-of-way line. The applicant is proposing to utilize the existing 6-foot chain link fence with screening slates as shown on the Site Plan. The proposal does not meet the minimum requirements of the UDC. The dumpster screening requires areas reserved for refuse storage to be screened by a solid non-transparent masonry wall similar in material to the main structure and shall have a screening gate, which shall remain closed except when being serviced.

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The applicant is proposing to utilize the existing 6-foot chain link fence with screening slates as shown on the Site Plan. The proposal does not meet the minimum requirements of the UDC.

Mr. Hinderaker stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend approval of this case. No compensatory measures have been suggested.

Commissioner Spare asked if the required fence has a height requirement.

Mr. Hinderaker stated the maximum height of a fence is 8 ft., but there is currently a 6 ft. tall chain linked fence with slates in place.

Commissioner Moser noted a water well to the east of the property and asked who is responsible for the well would it be the City and did they address any concerns with this development.

Mr. Hinderaker stated there were no concerns at the DRC meeting regarding this property.

Assistant City Attorney Steve Alcon clarified that staff was not opposed to the use, just the requested appeals.

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. Mr. Nelson stated he is aware of staff's concerns with the temporary parking, they have decided not to utilize the temporary parking at this time. Mr. Nelson said if the exiting chain lined fence is granted they would move the dumpster inside the fence and would not be visible from the street. Mr. Stephan Acker would be leasing the property, because the property is not for sale at this time therefore they are asking for an exception to the paving requirements. Mr. Nelson noted the property was formally the Irving Auto Pound therefore the existing paving could hold a 50 pound vehicle. Mr. Nelson noted there is a concern with the traffic along Shady Grove, but the applicant would only be purchasing the trailers to be sold.

Commissioner Moser asked if Mr. Taylor also owned the Bush Mobile Home Park.

Mr. Nelson replied yes.

Max Coleman, 9 Heritage Court, Grand Prairie, TX stepped forward in support of this request. He knows Mr. Acker very well he would be a good neighbor and do a great job with this property. He stated there are several companies in the area that do not have concrete paving.

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Alice M. Williams, 706 San Grande Court, Grand Prairie, TX stepped forward in opposition to this request. She lives in the San Grande Mobile Home community and is concern with the traffic along Shady Grove Road; the street is too narrow for the trailers to maneuver.

Transportation Planner Doan Stephens noted Shady Grove Road is on the Master Thoroughfare Plan to be widen, but does not know when the widening would take place.

Commissioner Moser asked who is responsible for the right-of-way approach onto this property, it would need to be fixed and maintained.

Mr. Hinderaker replied it is the owners responsible to maintain the approach.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case SU140701 as presented by staff, with the following conditions; the approach would be paved with concrete and maintain properly, the temporary parking would not be utilized to store trailers, the dumpster would be moved inside fence and screened, the concrete paving of the storage yard be approved by the Grand Prairie Fire Marshal, fire lane signage shall be provided, and a Knox Box shall be added The action and vote being recorded as follows:

Motion: Moser

Second: Adams

Ayes: Adams, Garrett, Moss, Moser, and Spare

Nays: Arredondo

Approved: **5-1**

Motion: **carried.**

Mr. Gray joined the meeting at 7:45 p.m.

PUBLIC HEARING AGENDA Item #15- Z140401/CP140401 - Zoning Change/Concept Plan - Lakeside Lodge (City Council District 6). Senior Planner Denice Thomas presented the case report and a Power Point presentation to rezone property from Agriculture (A) district to Planned Development District for multi-family uses. The 17.64-acre property is generally located south of S.H. 360 and west of Mirabella Blvd. (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned Agricultural (A) District and is within the S.H. 360 Overlay District. The applicant is Brian Rumsy, Cross Architects and the owner is Johnny Campbell, Sunbelt Land Development LTD.

Mrs. Thomas stated the applicant is requesting approval to change the zoning on 17.64 acres from Agriculture District to a Planned Development District for Multi Family-Three District uses. The proposed Planned Development District is based on MF-3 District provisions adopted

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in the Unified Development Code with some modifications. The proposed PD also includes conceptual site plan, conceptual elevations, and conceptual landscape plan.

Mrs. Thomas stated the PD proposal would rezone the subject site from A District to a PD with MF-3 uses. The PD ordinance includes exhibits for conceptual site plan, and conceptual elevations. The conceptual plans meet most of the UDC provisions; however, the applicant is asking for modifications. If the City Council approves the request, the site plan for the development will have to be in substantial conformance with the conceptual exhibits. Conformance with the conceptual plan exhibits furthers the goals of the Comprehensive Plan, the District-wide Overlay, and the S.H. 360 Corridor Overlay.

Mrs. Thomas stated modifications have been requested as part of this proposal. 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.

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

Brain Rumsey with Cross Architect, 1255 W. 15th Street, Suite 125, Plano, TX was present representing the case and to respond to questions from the Commission. Mr. Rumsey presented the Commission with a presentation of the proposed project. Mr. Rumsey stated they believe this is the best and highest use for the property.

Commissioner Moss asked for the average rent of 1 bedroom apartments.

Spencer Byington, 5606 S. FM 148, Kaufman, TX stepped forward in support of this case. He noted the 1 bedroom apartments would range from \$120 to \$125 a square foot.

Commissioner Arredondo stated he would like to see masonry and asked why the 50/50 stimulated stone and stucco.

Mr. Rumsey stated they would prefer the 50/50 stimulated stone and stucco on the entire project to stay with their Mediterranean look, but would provide more stone along the S.H. 360.

Commissioner Moser asked how many more similar projects they own, who manages' those properties.

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Mr. Byington replied they own 7 other projects exactly like the one being proposed, in Alliance, Roanoke, San Antonio, and Austin. All of the complexes are 100% occupied and our managed by a third party management company.

Chairman Garrett noted his concern with the stucco.

Commissioner Moser asked, as developers, what is their background experience.

Mr. Byington noted they have all been in the development business for the past 20 years.

Chairman Garrett noted several speaker card submitted in support of this request.

Max Coleman, 9 Heritage Court, Grand Prairie, TX
Michael Mcekalski, 5640 Wharton Drive, Fort Worth, TX
Johnny and Barrett Campbell, 3015 New York Ave., Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case Z140401/CP140401 as presented by staff in accordance with the draft ordinance. The action and vote being recorded as follows:

Motion: Moser

Second: Adams

Ayes: Adams, Arredondo, Garrett, Gray, Moss, and Moser

Nays: Spare

Approved: **6-1**

Motion: **carried.**

Citizen Comments: None

Commissioner Moss moved to adjourn the meeting of July 7, 2014. The meeting adjourned at 8:20 p.m.

Tommy Garrett, Chairman

ATTEST:

Carol Ann Adams, Secretary

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