

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

At 7:25 p.m. Commissioner Moser recues himself from the meeting, due to a conflict of interest on case SU150405/S150409.

PUBLIC HEARING AGENDA Item #12- SU150405/S150409 - Specific Use Permit/Site Plan - Hi-Tech Manufacturing Co. (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District. The applicant is Peggy Chrusciaki, Hi-Tech Manufacturing Co. and the owner is William Moser, Shamrock Cake Company.

Mr. Hinderaker stated the applicant proposes to purchase the subject property in order to relocate their business, Hi-Tech Manufacturing, Co., to the subject property. The business specializes in metal fabricating and machining of parts made out of stainless steel, aluminum or copper to form faceplates, panels, brackets, adaptor, bus bars and boxes that are used primarily in the assembly of electrical boxes and panels. According to the Operational Plan and discussion with the applicant, the fabrication and machine business will be open during normal business hours Monday through Friday from 7:00 AM to 3:30 PM. However, the management team may work after hours and on weekends as needed. The operation has three full time employees and one part time employee.

Mr. Hinderaker stated the existing building is a one-story, flat roof structure constructed of brick and concrete masonry unit; although, a portion of the east façade of the building appears to be finished with stucco. The building is located at the southwest corner of NW Dallas Street and NW 14th Street, with pedestrian access into the building along NW. 14th Street (front entrance) and NW Dallas (side street entrance) and a rear alley (back door entrance). In addition, there are two (2) loading and receiving doors located at the northwest corner of the building with access from NW Dallas and the alley. Finally, there are two (2) additional loading and receiving doors located along the west side of the building directly accessed from the alley. According to the applicant, the building has over 14,000 sq.ft. of floor area of which the office area will occupy approximately 2,250 sq.ft. with the balance of the building being used for production, storage, and future expansion.

Mr. Hinderaker stated There are 10 perpendicular striped parking spaces located on the north side of the property located within the NW Dallas Street right-of-way that have historically been used as parking for the property. In addition, there is a separate tract of land with 22 parking spaces, located on the west side of the alley at 112 & 114 NW 15th Street that is part of the facility and proposed development. Access to these parking spaces is gained from either the alley located between NW 14th Street and NW 15th Street or directly from NW 15th Street. Office uses require one (1) parking space per 325 sq.ft, manufacturing uses require one (1) parking space per 600 sq.ft., and storage uses require one (1) parking space per 1,000 sq.ft. Based on the

type of proposed use and small staff, city staff does not anticipate any parking issues for the neighboring property owners/occupants as a result of this request.

Mr. Hinderaker stated there is existing landscaping, with several large mature trees and grass, located along NW 14th Street. No additional landscaping is proposed or required as part of the application. 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.

Ron Venters, 302 Harrington Lane, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Gray moved to close the public hearing and approve case SU150405/S150409 as presented by staff. The action and vote being recorded as follows:

Motion: Gray

Second: Motley

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

Nays: None

Approved: **8-0**

Motion: **carried.**