



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 4, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Shawn Connor, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

PUBLIC HEARING AGENDA Item #13– Z171201 - Zoning Change - 2515 W. Jefferson St and 415 S. Great Southwest Pkwy. (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning Change from CO, Commercial Office District and C, Commercial District to PD, Planned Development. Lot 1, County Line Addition and Lot 2, Block A, R.E.S. Subdivision, City of Grand Prairie, Tarrant County, Texas, in the Central Business District No. 1, addressed as 2515 W. Jefferson Street and 415 S. Great Southwest Parkway. The owner is Patrick Lawler, Lawler Enterprises LTD.

Mr. Jones stated the existing 54,000 square foot commercial building has approximately 318 parking spaces with a variety of users. Each of the current tenants would be allowed to continue operations under the current and proposed zoning. The area proposed for rezoning has direct access to two arterial roads, W. Jefferson Street and Great Southwest Parkway. SH 360 is approximately one mile to the west. The surrounding area includes existing LI zoning to the east as well as other heavy commercial, industrial, and retail service areas in both Grand Prairie and Arlington. Because the proposed zoning would change the area from a district which does conform to the Comprehensive Plan to a district which would not conform, staff cannot fully support to the request. There are mitigating factors, however, including the presence of similar zoning adjacent to and nearby the property in question along with access to multiple roadways which currently serve industrial traffic. Staff finds that the surrounding area would not be negatively impacted by the proposed zoning change. Existing uses on the property would be allowed to remain while new uses proposed under the changed zoning would largely be compatible with the existing uses in the area.

Staff offers partial support of the requested zoning change on the condition that property B is paved with an approved surface and that required screening is constructed around the storage area.

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

Patrick Lawler with Lawler Enterprises Ltd., 509 Black Drive, Colleyville, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Coleman stated with him being in the tucking business these types of facilities are needed, and when this applicant does something in this city he does it right.

Chairperson Motley stated staff is recommending partial approval of this request and would administratively approve the paved surface, and asked how long he has owned this property.

Mr. Lawler stated he understands staff's recommendations, he has own this property for the past three years and has made significant improvements to the property.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve cases Z171201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Fisher

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**