



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 7, 2018**

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

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, Planner, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #17– SU180504 - Specific Use Permit - Trucking & Storage Terminal (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit for a Trucking and Storage Terminal on 2.94 acres. Lot 3, Block A, Matt M Lavail Addition, City of Grand Prairie, Dallas County, Texas. 2.94 acres zoned Light Industrial (LI) within the SH 161 Overlay Corridor, generally located west of southbound State Highway 161 Service Road, east of Hardrock Road, approximately 836 feet north of W. Oakdale Road and addressed as 3025 Hardrock Road. The applicant is Thomas Grafton, Holt Lunsford Commercial.

Mr. Lee stated the property is zoned Light Industrial district. The 2.94 property lies within the State Highway 161 Overlay Corridor District. Existing improvements and construction on the property predate SH 161 Overlay Corridor standards. The existing 13,000 square foot building was previously used by the current owner for utility office uses. Other previous uses include general warehousing and storage activities. Dock doors were added to the building to accommodate the warehousing and storage uses to the facility in 2009. Adequate paved parking and drives were added to support that operation. In addition, multiple accessory structures were added to the site. A wooden fence fronts SH 161 Service Road to provide for security and screening. The western and portions of the northern part of the property is screened via a brick masonry wall. Access to the subject property will be from existing controlled access points from southbound SH 161 Service Road on the eastern portion of the property and an existing commercial driveway from Hardrock Road on the western portion of the property. The property

has adequate employee and customer/visitor parking. The UDC standards require the proposed building to be clad in 100% masonry materials, excluding doors and windows. The existing building is constructed of exterior masonry materials. Six existing dock doors are orientated southward and adequate pavement available for maneuverability of trucks to and from dock areas. An existing 6' wooden fence is located along the eastern and southern perimeter of the property. The UDC requires a Type I, masonry wall for trucking and storage terminal uses when located along thoroughfare and/or public view. The applicant is requesting an exception to the masonry screening requirement and that the existing wooden fence would suffice.

Mr. Lee stated the Development Review Committee recommends approval of the request subject to the applicant:

- Removal of the three (3) accessory structures from the property.
- Providing minimum six-foot (6') masonry screening wall along eastern property boundary and portions of the northern and southern sections of the wall within 6-months of obtaining a Certificate of Occupancy for requested use.
- If approved; a 12-month review of business operations for compliance with standard regulations and potential spillover impacts onto adjacent properties.

Commissioner Coleman stated this property has been sitting vacant for quiet sometimes, there are areas within the development that are not paved is there adequate pavement for parking and storage. Mr. Lee replied yes there is adequate pavement onsite for parking.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Thomas Grafton with Holt Lunsford Commercial, 300 Throckmorton, Suite 550, Fort Worth, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Coleman said this property sits along SH 161, which is an important corridor for the City, and a nice screening wall would be needed. Mr. Grafton replied they are asking for an exception to the screening wall requirement, because of the cost, and they would like to be able to utilize the existing fence.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU180504 as presented and recommended by staff's, including a six-foot masonry screening wall on the eastern property boundary and portions of the northern and southern sections of the wall within 6-months of obtaining a Certificate of Occupancy for the requested use. The action and vote being recorded as follows:

Motion: Coleman

Second: Fisher

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

Nays: None

**Approved: 9-0**

Motion: carried.