

## REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

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

COMMISSIONERS ABSENT: Cheryl Smith

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

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #17– SU170901/S170901 - Specific Use Permit/Site Plan - 2434 NW Dallas Street (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan to construct and operate a one story, 4,500 square foot commercial building for storage purposes. The 0.305-acre property, generally located southwest of N.W. 24<sup>th</sup> Street and N.W. Dallas Street. The property is zoned Light Industrial (LI) district and is within the Central Business Corridor Overlay District, Section 1- Dalworth Hills Addition, Block 3, Lot 32R. The agent is E.D. Hill and the owner is Paul Upchurch.

Mr. Lee stated the applicant wants to utilize the vacant property located at 2434 NW Dallas Street for a contractor shop for internal storage purposes with accessory outdoor storage. The Unified Development Code requires that contactor shops with outside storage obtain a Specific Use Permit before a Certificate of Occupancy can be issued. The applicant operates C&P Pump Services, in business since 1999 providing sales, service and maintenance to pumps and pump systems. This site will be used for storage of pump parts. The applicant proposes a single-story 4,500 square foot partially masonry building to accommodate the expansion of the existing business. The Central Business District 1 does not allow open/outside storage. The applicant will not have any outside storage of parts, but the applicant is proposing to screen and store 4 flatbed trailers. These trailers range in size from 20ft long to 34ft long. The applicant is proposing to expand an existing pump business, whose facilities are located across the street from the subject site. This property was recently replatted and the applicant is proposing to construct a parking lot on the vacant area to the west of the building.

Mr. Lee stated this business is required to have 5 parking spaces; including 1 handicapped space. The proposed site plan meets this requirement. This new parking area will have access from NW Dallas St, from the southwest portion of the property. The UDC requires a "Type 1" masonry fence along the northern property line, which separates the LI zoning from the 2F residential zoning. The applicant is proposing to construct a 6ft wood screening fence, which will screen the trailer parking located in the northern portion of the property, comprising of about 5,300sqft. The applicant provided staff with photos showing the conditions of the existing fence and adjacent fences. The applicant's proposed fence would be an improvement to the existing conditions, but does not meet the minimum screening requirements of the UDC.

Mr. Lee stated the applicant is requesting an exception to the screening fence requirement of the UDC:

- 8.9.5A.All non-residential development shall be required to erect a "Type 1" fence on property lines adjacent to any property which is zoned for single family detached, single family attached, two-family, and multi-family residential uses.
- Article 6, Section 18, require request for exception to minimum exterior masonry exterior construction requirement be subject to Planning & Zoning Commission's and subsequent City Council oversight. The applicant is requesting an appeal to allow for exception to the minimum 85% masonry exterior constriction requirement on the rear and side of the proposed building.

Mr. Lee stated the applicant stated within the submitted operational plan that they feel the proposed wooden fence provides a higher standard of fencing than the rest of the area. The applicant's proposed elevations meet the 85% masonry requirement only on the south elevation with the other sides clad in metal or a combination of metal and brick wainscot. The applicant's original request was for outside storage of parts. Staff notified the applicant that the Central Business District 1 (CBD 1) Overlay does not authorize outside storage and would not support the approval of outside storage. The applicant adjusted their operational plan to only include the storage of 4 trailers outside and to exclude parts and material outside storage. Staff does not object to the limited trailer storage.

Mr. Lee stated staff supports the applicant's request subject to the Planning & Zoning Commission granting an exception to required masonry screening requirement in lieu of a minimum 6' wooden fence be constructed on the north portion of the property providing a screen adjacent to the existing residential development to the north; and the following conditions:

- 1. Outside storage shall be limited to the occupying business's flatbed trailers, only.
- 2. All trailers must be screened from residential properties and from the right-of-way. At a minimum the screening fence must be a 6ft, "Type 3", wood fence, as defined the Unified Development Code.
- 3. There shall be no outside storage of materials or parts.
- 4. Use of the rights-of-way for business operations shall be prohibited.

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Mr. Lee said with regard to the use of metal panel, staff acknowledges that the building is to be used only for storage purposes and that the surrounding properties are inconsistent with regard to materials, with several examples of metal buildings along NW Dallas St. While staff's preference is that the building meets the masonry requirements, the applicant has provided masonry on the sides of the building visible from NW Dallas St. Staff therefore offers partial support of the masonry exception while recommending further use of masonry on the areas visible from the street in the form of stucco, cement panel, CMU, or other approved masonry material.

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

Jake Upchurch, 2417 NW Dallas Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. E.D. Hill, 209 Skyeline, Midlothian, TX was also present in support of this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases SU170901/S170901as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack Second: Connor

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None Approved: **8-0** Motion: **carried.**