



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 6, 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, Ted Helm, 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 6:30 p.m.

PUBLIC HEARING AGENDA Item #14– SU171103 - Specific Use Permit - NaturoMulch, John Spoon Survey Abst 1326 (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation request to approve a Specific Use Permit authorizing the construction of one building for office commercial use and to allow sales of playground mulch and other landscaping materials with Outdoor Storage on 3.385 acres. Tracts 17 and 22, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas generally located on the north side of W. Shady Grove Road approximately 1,800 feet east of SH 161 and addressed as 690 and 706 W. Shady Grove Road. Zoned Light Industrial (LI) District, within the SH 161 Overlay District. The agent is Luis Salcedo, Salcedo Group Inc., the owner/applicant is Omprakash Goyal.

Mr. Collins stated the proposed NaturoMulch sales and inventory storage center is located at 690 and 706 W. Shady Grove Road. NaturoMulch sells, installs, and displays outdoor living products. NaturoMulch plans on storing landscaping material, playground mulch, playground equipment and landscaping tools within an enclosed storage area or product bins as shown on the Site Plan. Two gated drives from Shady Grove Lane will provide access to the site with the two drives forming a continuous drive looping through the site. The west drive provides access to parking, the covered storage area, and the proposed office and sales area, while the east drive provides access to the product storage bins. The drive will be striped as a 24 foot fire lane. The applicant is proposing to employ 3-5 employees and operate the business Monday – Saturday 7am – 6pm.

Mr. Collins stated access to the subject property will be from W. Shady Grove. Staff has informed the applicant that the fire lanes and parking spaces on the subject property will need to be paved with concrete. The applicant is requesting to utilize gravel paving surface in the areas of the yard adjacent to the inventory bins. Because of the nature of the business and the storage of mulch and landscaping materials adjacent to the proposed gravel areas, Staff does not oppose this request. The Development Review Committee recommends approval of the Specific Use Permit subject to DRC comments and with the following conditions: 1) That the asphalt drive aisles, parking spaces, and fire lane be shown as concrete.

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

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve cases SU171103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

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

Nays: None

Approved: 9-0

Motion: **carried.**