

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 31, 2015**

PUBLIC HEARING AGENDA Item #15 - SU150901 - Specific Use Permit - Foster Acres Stable (City Council District 6). Bill Crolley presented the case report and a Power Point presentation for a Specific Use Permit for a Private Stable on 10.8 acres. The subject property is generally located east of S Caminos Lagos and south of S Grand Peninsula Dr. The property is zoned Agricultural and is within the Lake Ridge Corridor Overlay District. The owner is Richard Eldridge.

Mr. Crolley stated the applicant is seeking specific use permit approval to construct and operate a 1,440 sq. ft. private stable on 10.8 acres. In accordance with Section 14, "Use Charts" of the Article 4 of the Unified Development Code, a specific use permit is required to operate a Private Stable as a primary use. In addition, the development must meet the minimum development standards prescribed in the UDC for the Agriculture zone district, the property's underlying zoning district classification. However, due to the private agricultural use, the overlay standards of Appendix F, "Corridor Overlay District Standards" of the UDC are not applicable. Staff has classified the proposed use as a "Private Stable Primary Use" as the property has neither a home nor another principal use yet established. Based on the submitted Operational Plan and conversations with the applicant/property owner, Richard Eldredge, staff understands the Mr. Eldredge intends to develop the 10.8 acre tract as his family's residence, but that he initially wants to build the stable to house his four personal horses prior to constructing his family's residence. Mr. Eldredge anticipates that the home will be built on the property sometime within next two years. Once the home is built and occupied, staff will reclassify the "Private Stable Primary Use" to "Stables Accessory Use", which is a permitted use by right in the AG District.

Mr. Crolley stated according to the Grand Prairie Municipal Code, equine animals or horses are defined as livestock and are subject to the rules and regulations governing livestock as generally found in Chapter 5 of the Municipal Code. Of specific regulatory importance, Section 5.26 of the Municipal Code states that the keeping of livestock is prohibited in any pen, stable, shed, or enclosure at a distance less than one hundred feet from any residence, business or commercial establishment or office, (other than the owner's), grocery stores, restaurants, schools, hospitals and nursing homes. Section 5.26 of the Municipal Code further states that a minimum of 5,000 square feet of land area is required for each animal. As proposed, the above noted standards have been met. However, to ensure compliance, these standards will be included as a condition within the SUP ordinance. Section 5.29 of the Municipal Code further requires that the owner keeping or harboring any livestock, fowl or animal shall keep all yards, pens, stables, sheds, coops or other enclosures in which such animals are confined in such a manner so as not to give off odors offensive to persons of ordinary sensibilities residing in the vicinity, or to breed or attract flies, mosquitoes, or other noxious insects or rodents, or in any manner to endanger the public health, safety or welfare, or create a public nuisance. The applicant intends to allow the four horses to roam the entire 10.8 acre subject property and therefore staff does not anticipate any issues offensive odors or pests. As proposed, staff finds that the above noted standards have been met. However, should offensive odors or problems with pest arise; it is the responsibility of the Mr. Eldredge to adequately address the problem. To ensure compliance, these standards will be included as a condition within the SUP ordinance.

Mr. Crolley stated the subject 10.8 acre property is located on the “Peninsula” in south Grand Prairie. The property directly abuts S. Grand Peninsula Drive on its north side and Seeton Road on its south side. The property is undeveloped save a couple of dilapidated outbuildings and an approximately 2 acre pond and two earthen levee bridges crossing the pond. Of the property’s 10.8 acres, which was recently platted as Lot 2, Block 1 of the Foster Acres Addition, only 2.55 acres is actually developable as the balance of the property is located within the flood plain and not developable as is. The floodplain bifurcates the developable area of the property into two sections, 0.699 acres on the north side and 1.85 acres the south side, respectfully. The horse stable is proposed to be located on the smaller buildable pad site. Access from the subject property to the public road system is from an existing driveway along Seeton Road. Access from the main building pad site to the smaller buildable pad site is via one of the two internal levees located on the property or along the west fence property line when the ground is dry. There is not currently an access from the subject property, nor is one proposed, along on S. Grand Peninsula, which is in keeping with the Development Review Committee comments. As contained in the DRC comments, Transportation Services provided comments that state: 1) no new median opening will be allowed on South Grand Peninsula and, 2) a residential drive is not allowed onto South Grand Peninsula.

Mr. Crolley stated the proposed private stable is a 36’ x 40’ wood frame structure with a traditional “monitor” roof design that consists of a taller center structure w/ 4:12 gable roof and two attached wings sections with opposite facing 4:12 shed roofs. The three roofs are proposed to be covered with 240 lb. fiberglass shingles. The exterior of the stable is proposed to be clad brick or stone and painted to match the surrounding residential homes. The building includes two large doors located on each end of the building that are large enough to accommodate a passenger vehicle or tractor. The building also includes one service door and several windows and the option for additional side entry service doors. There is an existing wood rail fence that encompasses the entire property. No other fencing is proposed at this time. As this is a private stable for no more than four personal horses of the property owner, no additional landscaping is proposed or required at this time. Please note that the subject property

Mr. Crolley stated the Development Review Committee recommends approval of this case.

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

Richard Eldridge, 1246 E. Seeton Drive, 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 Moser moved to close the public hearing and approve case SU150901 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**  
Motion: **carried.**