

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2012**

### AGENDA PUBLIC HEARING ITEM: #13-Z121001, Zoning Change, 1214 Parker Road (City Council District 1).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from Single Family-One (SF-1) District to Light Industrial (LI) District on 1.091 acres. The subject property is generally located west of N. State Highway 161 and south of W. Rock Island Road and is located within the State Highway 161 (SH-161) Overlay District. The owner is Claylon and Daretia Cooper, the applicant is Primate Construction Inc., and agent Herb Beasley.

Mrs. Elliott stated the applicant, Primate Construction, Inc., wants to eventually move their contractor's office to this location. Since there is residential zoning adjacent to the subject property staff is recommending a Planned Development District to address adjacency factors. The Planned Development (PD) zoning district is an appropriate zoning designation for regulating this use.

Mrs. Elliott said the property to the north was rezoned from Single Family-One (SF-1) District to Planned Development 260 (PD-260) District on September 4, 2001. Provisions were included in the PD ordinance for site plan approval with special consideration for residential adjacency. More recently, a property to the southeast of the Parker Road and Hard Rock Road intersection was rezoned from Single Family-One (SF-1) District to Light Industrial (LI) District with a Specific Use Permit (SUP-786) for a metal finishing operation. The application included a site plan submittal.

Mrs. Elliott stated the proposed planned development ordinance includes the following provisions:

- Permitted uses will include all uses allowed in the Light Industrial (LI) zoning district as designated in Article 4 "Permitted Uses" of the Unified Development Code.
- A Site Plan will need to be submitted that complies with the requirements of the Unified Development Code.
- All operations on the subject property must conform to the City Council signed and approved ordinance, as provided in the final submittal under case number Z121001.
- The property has adjacent properties that are zoned Single Family-One District. Residential adjacency standards for screening will need to be included on the site plan submittal, where adjacent to single family residential uses.
- The property is part of the John C. Read Survey, Abstract 1183, Page 865, Tracts 8 and 19; and has never been platted. Right-of-way dedication will be required at time of plat.
- All activity on the site must comply with the city noise ordinance as defined in the Grand Prairie Code of Ordinances, Article XIII.

Mrs. Elliott stated the Development Review Committee recommends approval of this request for a Planned Development District for all uses allowed in the Light Industrial (LI) District in accordance with all Unified Development Code requirements.

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

Daretia Cooper, 2031 Forest Manor Drive, Kingswood, TX was present representing the case and to respond to questions from the Commission. Mrs. Cooper stated they are a small subcontractor shop that work on highway construction. Her husband and family have owned this business for fifty years.

Commissioner Moser asked how many employees that they currently employed, and asked from where they relocated.

Mrs. Cooper replied that they have 33 employees. They were originally located in Fort Worth, and moved to Houston because that was where the work was. They recently relocated their business from Houston to the area. There is a greater need for construction in the surrounding areas and they are doing work with the State Highway 161 construction.

Commissioner Wooldridge asked if all of the work will be conducted offsite.

Mrs. Cooper replied yes, they will only have an office and will store their equipment onsite.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case Z121001 for a Planned Development District for all uses allowed in the Light Industrial (LI) District as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**