



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 2, 2016**

COMMISSIONERS PRESENT: Chairperson Tommy Garrett, Vice-Chairperson Bill Moser, Commissioners Lynn Motley, Phil Philipp, Charlie Womack, Joshua Spare, Dr. Juan Perez, and John Lopez.

COMMISSIONERS ABSENT: Kurt Johnson

CITY STAFF PRESENT: Bill Crolley, Director of Development, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Charles Lee, AICP, Senior Planner, Steve Alcorn, Assistant City Attorney, Daon Stephen, Transportation Department, and Chris Hartmann, Executive Assistant.

Chairperson Tommy Garrett called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

Commissioner Moser gave the invocation and Commissioner Philipp lead the pledge of allegiance to the US Flag and Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items P160601 – Final Plat – Victory @ Lakeridge Addition, Lot 3, Block 1, P160602 – Final Plat – La Jolla Phase 2, P160603 – Final Plat - La Jolla Phase 3, P160604 – Final Plat – O’Neal Steel BTS Addition, Lot 3, Block 1, P160605 – Final Plat – National Stone Management Inc., and RP160601 – Replat – Lake Crest Addition Unit No. 2, Lots 4R-3A, and 4R3B, Block 8.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of April 4, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P160502 - Final Plat - Mayfield Road Retail Addition 1, Lots 1-2, Block 1 (City Council District 2). Approval of a Final Plat creating two (2) non-residential lots on 45.35 acres situated in the William Reed Survey, Abstract No. 1193, Dallas County, Texas. The property, zoned Planned Development 294 (PD-294) District for General Retail (GR) District uses and set within the I-20 Corridor Overlay, is located at the southeast corner of S.H. 161 and Mayfield Road. The applicant is Michael Doggett, Winkelmann and Associates and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

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Item #4- CPA160501 - Comprehensive Plan Amendment - Consider a request to approve amendments to the 2010 Comprehensive Plan. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place in the past year. The annual update also includes revisions to the Future Land Use Map of the Comprehensive Plan Amendment. The owner/applicant is the City of Grand Prairie Planning Department.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#5 - SU160501 - Specific Use Permit - Cinco Technologies, Item #6 - SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash, Item #7 - SU160401/S160402 - Site Plan - 1628 E Main St., and Item #8 - Z160402 - Zoning Change – 1628 E. Main Street.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P160601, P160602, P160603, P160604, P160605, and RP160601, approve the minutes of April 4, 2016, approve public hearing consent agenda items P160502 and CPA160501, and postpone cases SU160501, SU160503/S160504, SU160501/S160402, and Z160402. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

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

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9 – CPA160502 - Comprehensive Plan Amendment -1720 S Carrier Pkwy. (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of an amendment to the 2010 Comprehensive Plan and Future Land Use Map to change the designation from Open Space/Drainage (OS/D) to High Density Residential (HDR) uses. The 5.42-acre property, zoned Multifamily-One (MF-1) District, is located at 1720 S. Carrier Parkway and is within the State Highway-161 (SH-161) Corridor Overlay District. The owner/applicant: Shelly Atkins, Atkins Bros. Equipment Co.

Mrs. Thomas stated the purpose of the request is to recommend Future Land Use Map revisions to reconcile the inconsistency between the zoning and the comprehensive plan designation for the property located at 1720 S. Carrier Parkway. The 2010 Comprehensive Plan and FLUM designate the subject property for open space and drainage uses. The current zoning on the property is Multi-family-1 District. Multi-family-1 District zoning equates to High Density Residential uses in the Comprehensive Plan and on the FLUM. The property owner has requested the inconsistency be reconciled. The 2010 Comprehensive Plan was adopted on November 16, 2010. The Planning and Zoning Commission annually reviews zoning decisions, text amendments and other changes that impact the Comprehensive Plan.

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Mrs. Thomas stated since the Zoning Ordinance is a major implementation tool for the Comprehensive Plan with respect to the City's future land use pattern, the descriptions of the land use classifications for the Future Land Use Map include typical zoning districts that would most appropriately reflect such uses. Staff recommends approval of an amendment to the Future Land Use Map of the 2010 Comprehensive Plan to change the designation on the property located at 1720 S. Carrier Parkway from Open Space/Drainage to High Density Residential uses.

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

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case CPA160502 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

Approved: **8-0**

Motion: **carried**

PUBLIC HEARING AGENDA Item #10 – SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W. Main St. (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval for a specific use permit/site plan to construct a two-story motel. The 1.08-acre property, located at 2478 W. Main Street, zoned Light Industrial, is within District 1 of the Central Business Overlay District. The agent is John Watson and the owner is Ajay Patel.

Mrs. Thomas stated after multiple meetings with Staff the Development Review Committee cleared the project to move forward subject to conditions found in the recommendation section of this report. The proposal meets all applicable minimum dimension requirements outlined in UDC. Hotel and motels in the City are parked at a ratio of one space per rooming unit plus four. The proposal would allow 43 guest rooms which would require 47 parking spaces. The site plan graphically depicts 47 parking spaces. The parking requirement has been met. Direct Access to N.W. 25th Street and Main Street have been provided.

Mrs. Thomas stated the Central Business District is not subject to the provisions contained in Appendix F of the UDC. The Unified Development Code requires 85% of the building façade to be masonry. The resultant area (total area per façade minus openings (windows and doors) from the top plate to the ground) must have a minimum of 85% brick or stone to meet the UDC requirement. The landscape plan is one tree deficient from meeting the minimum requirements of the UDC. Staff is recommending the plan be amended to include one street tree along N.W.

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25th Street prior to approval of approval of the mylars. With this condition, the plan will meet all minimum landscape requirements of the UDC.

Mrs. Thomas stated staff recommends approval subject to the following conditions and the DRC recommendations:

1. Prior to approval of the mylars, the landscape plan shall be revised to depict one street tree on N.W. 25th Street.

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

Fred Gatela, 1044 Morningside Court, Mesquite, TX was present representing the case and to respond to questions from the Commission.

Attorney, John Watson, 330 E. Las Colinas Boulevard, Irving, TX was present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160202/S160201 with a Specific Use Permit to construct a two-story motel and have a minimum of 85% brick or stone to meet the UDC requirement. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: 8-0

Motion: **carried**

PUBLIC HEARING AGENDA Item #11 – SU160502 - Specific Use Permit - TNT Equipment (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Specific Use Permit permitting the operation of a commercial scaffolding contractor shop with outdoor storage. The 3.8-acre property, zoned Light Industrial (LI) District, is located at the southwest corner of Avenue J East and 113th Street. The agent is Tony Callaway, Callaway Architecture, the applicant is Mike McCoy, and the owner is Anthony Valentine, TNT Equipment Co.

Mr. Hinderaker stated according to the applicant, the subject 3.8 acre property will serve as the base of operation as a scaffolding and masonry construction equipment company. As the company's main service is the leasing and some sales of scaffolding equipment for large scale building project including multi-story buildings, this facility will be used to process orders for the use/sales of their scaffolding equipment, to house all the scaffolding equipment when not in

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use, and as a maintenance facility to service the scaffolding equipment. The property is entirely improved and consists of four separate buildings. The 21,375 sq. ft. primary structure consists of an office area, mechanical shop area, and warehouse space. Building 2 is 800 sq. ft. in area and is used as a repair shop. Buildings 3 and 4 are covered storage areas with total areas of 4,000 sq. ft. and 1,024 sq. ft., respectively. The property also contains concrete drive aisles that will also function as fire lanes, parking area, and a large outdoor concrete storage yard. The southernmost portion of the property is gravel, but as proposed, will be paved in concrete per city standards and will be used as a continuation of the outdoor storage yard.

Mr. Hinderaker stated due to the adjacent residentially zoned subdivision, Hidden Creek, located to the east and north east of the facility, the applicant is proposing to construct a 10-foot high masonry screening fence along their entire eastern property line and along a portion of their northern property line abutting East Avenue J to screen the outdoor storage operations for public view. The screening wall is proposed to be a decorative masonry wall constructed with an integral colored, split-face cement masonry unit block base and columns and a brick infill with stone cap. A secondary screening fence that is located along the southern edge of the passenger car parking lot is proposed to be used to further screen the outdoor storage area from public view. Due to the large scale of the scaffolding equipment, the facility has a considerable outdoor storage operation. The outdoor storage yard is proposed to be separated into four zones and will make use of the natural grade of the property that slopes down from east to west. Zone 1 will be staged along the eastern side of the property along 113th Street. This zone will be limited to equipment that is stacked no more than the height of the screening wall (10-ft.). Zone 2, located west of Zone 1, will be limited to equipment staked no more than 15-ft. in height. Zone 3, the lowest portion of the property, located at the southwest edges of the property, will be limited to equipment that is stacked no more than 20-ft. in total height. Zone 4 will be used as a staging area and the forklift parking area. The intent and purpose of the proposed zones and height limitations are to screen the equipment and operation from public view from the street right-of-way and as practical from the neighboring residential subdivision.

Mr. Hinderaker stated the company will employ between 15-25 individuals and will be open primarily from Monday through Friday between 7:00 AM and 5:00 PM. The facility may occasionally operate on the week-ends.

Mr. Hinderaker noted the subject property is zoned Light Industrial District. As proposed, the development meets or exceeds all minimum lot & dimensional standards, except for the side property line setback along the east property line. However, this is an existing condition and not a request by the applicant to reduce the side yard setback standard. Access to the property will be limited to the three existing access drives located on East Avenue J. The access drive furthest east will be used as the driveway for the large equipment deliveries and shipments. The other two driveways will serve as access for passenger vehicles. In an effort to minimize the operational impact on the neighboring residential subdivision, the existing access located on 113th Street will be closed. Due to the large amount of equipment storage on site, staff utilized the warehouse standards to determine the parking requirements for the property.

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Mr. Hinderaker stated the applicant is proposing to renovate the façade of the primary building by painting, repairing or replacing existing façade elements. The applicant also proposes to apply an aggregate finish to the existing tilt-wall façade of the primary building. No structural changes are proposed. As the property is fully developed and improved, no additional landscape areas are being proposed. However, the applicant has agreed to provide street trees along 113th Street and East Avenue J. The applicant proposes to construct a new masonry dumpster enclosure. The enclosure conforms to city standards.

Mr. Hinderaker stated the Development Review Committee recommends approval.

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

Leah J. Broadway, 1207 Hampshire Lane, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Commissioner Spare asked if the applicant would be willing to put up a sound absorbent/noise proof wall adjacent to the residential subdivision.

Ms. Broadway replied yes.

Commissioner Motely noted in the past there have been complaints of trucks parking along 113 Street, and asked if “No Parking” signs could be posted on the site.

Mr. Hinderaker replied yes, the “No Parking” sign would be addressed in the ordinance.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160502, a Specific Use Permit permitting the operation of a commercial scaffolding contractor shop with outdoor storage, with a 10-foot tall masonry screening wall shall wrap around the southeast corner of the property and extend an additional 25-feet along the southern property line at which point a chain linked fence with vinyl screening slates shall extend along the balance of the southern property line, and the interior of the masonry screening fence shall incorporate sound deadening materials to reduce the potential noise generated from the subject property from impacting the adjacent residential subdivision. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

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

Nays: None

Approved: 8-0

Motion: **carried**

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PUBLIC HEARING AGENDA Item #12 – SU160505/S160501 - Specific Use Permit/Site Plan - O'Neal Steel BTS (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a site plan to construct a 214,148-square-foot industrial business and operate a steel service center. The 16.90-acre property, located at 4000 Interstate Highway 30 (IH-30), is zoned Light Industrial (LI) District and is within the IH-30 Corridor Overlay District. The agent is Grayson Hughes, Bury, Inc., the applicant is Kerry Burden, Altera Development, and the owner is James Cornelius, South IH 30 LTD.

Mrs. Thomas stated the Unified Development Code allows contractor with outside storage uses with a Specific Use Permit in the LI District. A site plan approved by the City Council is required for all projects within Overlay Districts. This section analyzes the proposals compliance with the dimension requirements contained in Article 6 of the UDC. The proposal meets all applicable minimum requirements for the LI zoning district. The 16.90-acre property is undeveloped. Two access points have been provided; one on Grand Lakes Blvd., and one on Grand Lakes Way. The site will be developed with 199,224 square feet of warehouse and 14,923 square feet of office. The parking and loading for the use “distribution center, warehouse or storage is one space per 5,000 square feet of plus 20 spaces not to exceed 115% of what is required and one space per 1,000 square feet for the office use. The parking required for the warehouse use is 60 spaces. There are 15 spaces needed to accommodate the office use. A total of 75 parking spaces are required with this proposal. The site plan depicts 75 parking spaces. The parking requirement has been met. Article 10 requires six loading spaces with dimensions of 12 feet wide and 65 feet long be provided with this development. The proposal does not meet the minimum requirements of Article 10.

Mrs. Thomas stated the proposed tilt-wall building is subject to the industrial building standards contained in Appendix F of the UDC. The proposed elevations appear to meet the minimum requirements of the UDC based on the analysis provided by the applicant. Principal Masonry is required by Appendix F for industrial buildings. The building is tilt-wall construction with stone veneer on the articulation zones. The 100% principal masonry requirement has been met.

Mrs. Thomas noted the landscape plan needs to be amended to provide 240 additional five-gallon shrubs to comply with the requirements of Article 8 of the UDC. Staff is recommending a condition that requires compliance; Landscape Buffer – A 30-foot-wide landscape buffer is required along IH-30. The applicant is requesting an exception to this requirement to provide a 25-foot landscape buffer; Sidewalks – Sidewalks are required along IH-30, Grand Lakes Boulevard, and Grand Lakes Way by the UDC. The applicant has requested and received a waiver from the Transportation Division which grants them relief from sidewalk provision along Grand Lakes Boulevard and Grand Lakes Way.

Mrs. Thomas stated due to the requested exception Staff cannot recommend full support, however, if the Planning and Zoning Commission’s recommendation is for approval, Staff recommends the following conditions:

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1. Prior to approval of the mylars, the landscape plan shall be revised to depict additional shrubs to meet the minimum requirements of Article 8 of the UDC.
2. Prior to approval of the mylars, the site plan shall be revised to depict four loading spaces that meet the minimum dimension requirements of Article 10 of the UDC.
3. Prior to approval of the mylars, the applicant shall submit a letter sealed by a landscape architect or certified nurseryman which explicitly states the proposed screen adjacent to IH-30 meets the minimum requirements of Article 8 of the UDC or the plan shall be revised to depict a Type 1 fence or a combination as called out in Article 8 of the UDC.

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

Davidson Liland, 5910 N. Central Expressway, Dallas, TX was present in support of this request.

Grayson Hughes with Bury, Inc., 5310 Harvest Hill Road, Suite 100, Dallas, 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 SU160505/S160501 as presented and recommended by staff, and the applicant shall submit a letter sealed by a landscape architect or certified nurseryman which explicitly states the proposed screen adjacent to IH-30 meets the minimum requirements of Article 8 of the UDC. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: 8-0

Motion: **carried**

Citizen Comments: None

Commissioner Moser moved to adjourn the meeting of May 2, 2016. The meeting adjourned at 7:05 p.m.

Tommy Garrett, Chairman

ATTEST:

Joshua Spare, Secretary

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An audio recording of this meeting is available on request at 972-237-8255.