



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 1, 2016**

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

COMMISSIONERS ABSENT: None

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, 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 Motley gave the invocation.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items: P160301 – Preliminary Plat - Greenway Trails, P160303 – Preliminary Plat - C J Hunt Addition, RP160301 – Replat – Westchester East Addition, RP160302 – Replat – Bell Helicopter – Textron Industrial Park, Lot 2-R, Block 1-R, RP160303 – Replat – GSW Logistics Addition, Lot 2, Block B, RP160304 – Replat – Emerald Square Addition, Lot 1R and 2R, RP160305 – Replat- International Hydraulics Addition, Lot 1, Block 1, and RP160306 – Replat - The Enclave Addition.

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

PUBLIC HEARING CONSENT AGENDA: Item #3– RP160203 - Replat - Farrens Addition (City Council District 1). Consider a request to replat to 2.14 acres from the M. Farrens Survey (Abstract 527) to create a one-lot-residential subdivision. The 2.14-acre property, located at 2530 Sunnyvale Road, is zoned Single Family-1 (SF-1) District. The agent is Mark Nace and the owner is Raju Patel.

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AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#4 - SU160201 - Specific Use Permit - 1802 S Carrier Pkwy., Item #5 - SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W Main St., Item #6 - Z160201 - Zoning Change - State Farm on Broad Street, and Item #7 - TA160201 - Text Amendment - Article 22 - Fee Schedule.

(The above items are not public hearing items).

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 P160301, P160303, RP160301, RP160302, RP160303, RP160304, RP160305, and RP160306 approve the minutes of January 4, 2016, and approve consent agenda case RP260203, and Postpone cases SU160201, SU160202/S160201, Z160201, and TA160201. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Philipp

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

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8 – SU160203 - Specific Use Permit - Gemini Coatings (City Council District 1). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini.

Mrs. Thomas stated Gemini Industries, a chemical manufacturing company which manufactures and distributes wood coating products and lacquer-based products, has relocated to Grand Prairie and is occupying an existing building previously occupied by a paint/stain company (Valspar). This use is classified as a Hazardous Chemical Manufacturing use by Article 4 of the Unified Development Code. Hazardous Chemical Manufacturing uses are permissible in the Light Industrial District with approval of a Specific Use Permit from the City Council.

Mrs. Thomas stated the DRC recommends approval of the request for a Specific Use Permit to allow operation of a Hazardous Chemical Manufacturing use subject to the recommendations of the Development Review Committee.

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

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Maxwell Fisher, Masterplan Consultant, 900 Jackson Street, Ste 640, 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 approved case SU160203 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: **9-0**

Motion: **carried**

PUBLIC HEARING AGENDA Item #9 – SU160204 - Specific Use Permit - Advanced Modern Performance (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of Specific Use Permit permitting the operation of a specialty high-performance automotive modification shop primarily engaged in upgrading engines of late model performance style GM vehicles. The approximately 1-acre property, zoned Light Industrial (LI) District and located within the S. H. 161 Corridor Overlay District, is addressed as 247 Gilbert Circle, Suite A. The property is generally located west of Gilbert Circle and approximately 1/2 mile north of W. Shady Grove Road. The applicant is Bryan Pomeroy, AMP LLC and the owner is Larry Causey.

Mr. Hinderaker stated Bryan Pomeroy, the owner/operator of Advanced Modern Performance LLC, seeks City Council approval of a Specific Use Permit application in order obtain authorization to operate a specialty high-performance automotive modification shop within a portion of an existing multi-tenant industrial space development that occupies 2.93-acres. Staff has classified the proposed automotive repair use as an Engine/Major Component Replacement (NAICS CODE 811111) as listed within the Use Charts of Section 14 of Article 4 of the Unified Development Code. This type of use requires specific use permit approval from City Council when the use is located within the Light Industrial District.

Mr. Hinderaker stated the subject 2.93-acre property is entirely developed and consists of two separate buildings, 11,981 sq. ft. and the 3,980 sq. ft., respectively. The property also contains concrete drive aisles and parking spaces, landscaping, and a shared two-bay dumpster enclosure. There is an existing 6-foot tall wood fence along the north, south, and west property lines. A detention pond is located at the southwest corner of the property. As this is a multi-tenant property, access to the property is gained via a shared driveway to/from Gilbert Circle. The property is owned by Larry Causey, who owns the abutting property to the north of the subject property.

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Mr. Hinderaker noted Advanced Modern Performance, LLC, seeks to occupy and setup its automotive performance shop within an approximately 7,000 sq. ft. tenant space (2,000 sq. ft. office & 5,000 sq. ft. shop) of the larger building. According to staff discussion with the applicant and as contained in the applicant's Operational Plan, the company offers high performance modifications and upgrades to customer vehicles. The company specializes on modifications to 2009 and newer model Corvettes, Cadillac CTSVs, Camaros and other General Motor vehicles. Modifications to vehicles typically include the installation of aftermarket exhaust, high flow intakes, ported heads, supercharger systems and computer upgrades. All machine works will be outsourced and not performed on-site. Included with the subject tenant space is an approximately 13,000 sq. ft. concrete pad located on the north side of the larger building. The applicant proposes to fence this area by tying into the existing wood fence, located on the north property line, with another 6-foot tall wood fence. Gates will be included to provide through access for emergency vehicles. The applicant proposes to use this space as staging area to pull customer vehicles in and out of the shop area. Vehicles may be parked in the staging area during the day waiting for services; however, no overnight parking is proposed. No exterior improvements, other than wood fencing and signage, are proposed. The company currently employs 3 people and will be open Monday through Friday between 10:00 AM and 7:00 PM. The facility may occasional operate on the week-ends.

Mr. Hinderaker stated as proposed, the development meets or exceeds all minimum lot & dimensional standards. No landscaping changes are proposed. The applicant is proposing to add a 6-foot tall wood screening fence that runs 30-feet from and parallel to the front property line along Gilbert Circle. Screening fences that are less than 40-feet from the street right-of-way are required to be masonry. Fences that are set back 40-feet or more from the street right-of-way may be constructed of wood. The applicant is seeking a waiver of this standard. The applicant is proposed to utilize a shared dumpster enclosure located on the subject property. The enclosure conforms to city standards.

Mr. Hinderaker stated the Development Review Committee recommends approval of the request.

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

Bryan Pomeroy with AMP LLC, 247 Gilbert Circle, Suite A, 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 Spare moved to close the public hearing and approved case SU160204 as presented and recommended by staff including the applicants appeal to add a 6-foot tall wood screening fence that runs 30-feet from and parallel to the front property line along Gilbert Circle. The action and vote being recorded as follows:

Motion: Spare  
Second: Lopez

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

Nays: None

Approved: **9-0**

Motion: **carried**

Citizen Comments: None

Commissioner Spare moved to adjourn the meeting of February 1, 2016. The meeting adjourned at 6:40 p.m.

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Tommy Garrett, Chairman

ATTEST:

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Joshua Spare, Secretary

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