



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 7, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #13– SU170802/S170805 - Specific Use Permit/Site Plan - 901 West Oakdale (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a request for a Specific Use Permit to allow trucking services with outside storage and equipment sales. The 12.584-acre property zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay Districts, is located at the southeast corner of Hardrock Rd. and W. Oakdale Rd and addressed as 901 W. Oakdale Rd. The agent is Walter Nelson, Walter Nelson and Associates and the owner is Thomas Smith, Airgas USA, LLC.

Mr. Collins stated the applicant proposes a new 8,750 square foot single story building with the main entrance and parking area facing W. Oakdale Rd., and rollup doors on the west and south facades. The existing entrances along Oakdale Rd. will be retained along with the existing concrete parking area and circulation drives. New pavement will consist of concrete drive aisles leading to gravel parking surfaces on either side for trailers. Access will be gated and is proposed only from Oakdale Rd with no access from Hardrock Dr. An 8' wood fence is proposed around the perimeter of the site and set back no less than 40 feet from the right of way. Twenty one Live Oaks are shown spaced along the outside of the fence with additional shrubs. The applicant is requesting the following appeals:

- Approval of a building which does not meet the articulation requirements of Appendix F, which governs development within the SH 161 overlay. While the façade facing Oakdale Road is articulated, the façade facing Hardrock Road is not.
- Outdoor storage on a surface other than concrete (trailer parking stalls will be paved with gravel).
- Twenty one trees planted on the site rather than the required forty two.
- Roll-up garage doors located parallel to Hardrock Road.

Mr. Collins stated staff has several concerns with the proposal, especially the gravel surface proposed for trailer parking, and the roll up doors on an unarticulated façade facing Hardrock Road. The tree count exception is partially mitigated by the presence of several existing trees on the southern portion of the site, including within the FEMA floodplain. In light of the exceptions requested to paving surface and building design, staff believes the proposal does not meet the standards of the SH 161 Overlay and recommends denial of the application.

Commissioner Womack asked how much of the land would be used by the applicant and if he could pave it in phases as needed.

Mr. Lee stated allowing the applicant to pave as they grow would be hard to police and make sure they are parked on concrete.

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

Walter Nelson with Walter Nelson and Associates, 3012 Hobble Court, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. His client has outgrown his facility and phasing the pavement would not work they are moving from across the street, this property has problems they were told by the City there could be a landfill underneath that could contain hazardous materials. He does not want to put concrete over some hazardous materials such as methane gas. The driveway would be concrete the gravel is proposed at the end of the property.

Mr. Norwood asked if there has been a Phase 1 Environmental Study conducted on the property.

Mr. Nelson replied yes, but there might still be a landfill underneath, this lot had a chemical plant on it at one time.

Commissioner Connor said he is confused, why build on this property if he is not sure there is a landfill underneath that could contain methane gas.

Chairperson Motley said he would like to know what is underneath this property before he can approve such a request.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and deny cases SU170802/S170805 as recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

Approved: 9-0

Motion: **carried.**