



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 11, 2016**

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

COMMISSIONERS ABSENT: Kurt Johnson, Dr. Juan Perez, and Lynn Motley

CITY STAFF PRESENT: Bill Crolley, Director of Development, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Charles Lee, AICP, Senior Planner, Savannah Ware, Planner, Colby Collins, 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.

Chairperson Tommy Garrett gave the invocation and Commissioner Moser 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 P160801 – Preliminary Plat – SE SH 161 and Arkansas Lane Addition, Lots 1-4, Block 1, P160802 – Final Plat – Wheel N MHP, Lot 1, Block A, P160803 – Final Plat – South Gate Development, Lot 2, Block B, RP160801 – Replat- Original Townsite of Grand Prairie Addition, Lot 7R, Block 3, and RP160802 – Replat – W.H. Thomas Second Addition Revised, Lot 4-R, Block F6.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of June 6, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P160702 - Final Plat - The Blanca Addition, Lots 1-2, Block 1 (City Council District 5). Consider a request to approve a final plat to establish two industrial lots on 3.320 acres. Two industrial zoned properties Lot 1 (1.467 acres) & Lot 2 (1.853 acres), located at southeast corner of E. Main Street and S.E. 16th Street, is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section No. 3. The agent is E.D. Hill and the owner is Iris Helo and Blanca Barbosa.

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

Item #4-RP160701 - Replat - Burbank Gardens Second Unit Revised, Lots 4R-1 and 4R-2, Block H (City Council District 5). Consider a request for approval of a replat creating two (2) residential lots on .369 acres. The subject property is zoned Single Family-Four (SF-4) and located at 3401 Bowles Street. The owner is Pedro and Marisol Sifuentes and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #5-RP160702 - Replat - H.E. Jackson's Subdivision Revised, Lot 3R-1 (City Council District 5). Approval of a replat creating one (1) non-residential lot. The 0.342-acre property, zoned Commercial (C) District and within Central Business District No. 3, is located on the east side of SE 9th Street and north of E. Pacific Avenue. The owner is Fariborz Hadidi and the surveyor is Luke Keeton, Keeton Surveying Co

Item #6-RP160703 - Replat - Lake Crest Addition, Unit No. 2 Revised, Lot 12R, Block 3 (City Council District 3). Consider a request for approval of a replat combining two (2) lots into one (1) lot on .356 acres. The subject property is zoned Single Family-Four (SF-4) District and located at 1502 and 1506 Avenue E. The owner is Fidel Gutierrez and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #7-SU160703 - Specific Use Permit - Tiny Bubbles (City Council District 5). Consider a request to approve a specific use permit to operate a laundry mat. The 2.39-acre property, located at 513 W. Jefferson Street, is zoned Central Area (CA) District and is within District 2 of the Central Business District (CBD) Overlay. The agent is Michael Hassett, Jones Hassett, PC, the applicant is Sheikh Hossain, Eiksa Group LLC, and the owner is Ifeanyi Ehiobu, Ernesti Properties LLC.

Item #8-S160703 - Site Plan - Bouncing House Friend (City Council District 5). S160703 - Site Plan - Bouncing House Friend (City Council District 5). Consider a request to approve a site plan for a non-residential lot for a Contractor Shop (Inside). The 0.109-acre property, located at 2534 Austin Street, is zoned Central Area (CA) District and is within the Central Business Overlay District, Section No. 2. The owner is Ario Magana and the surveyor is Luke Keeton, Keeton Surveying Co.

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 P160801, P160802, P160803, RP160801, and RP160802, approve the minutes of June 6, 2016, approve public hearing consent agenda items P160702, RP16072, RP160701, RP160703, SU160703 and S160703. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9 – SU160602/S160601 - Specific Use Permit/Site Plan - National Stone Management Inc. (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a specific use permit and site plan to develop a contractor shop/outside storage facility on approximately 12.03 acres. The applicant is proposing an outside masonry storage yard, fabrication & mill shop (15,000 sq. ft.) and maintenance shop (4,800 sq. ft.) along with a general office building (5,000 sq. ft.) The property is generally located north of Shady Grove Road and approximately 730 feet east of SH 161. The property is zoned Light Industrial (LI) and lies within SH 161 Corridor Overlay District. The owner is Stephen Broussard, National Stone Management Inc.

Mr. Lee stated National Stone Management, founded in 1999, is a commercial stone and marble provider seeking to relocate its headquarters and business operation to the subject property. National Stone provides various types of stone materials and products to construction contractors as well as to the general and customized wholesaling market. The business also plans to add retail sales of custom stone and marble materials to the general public. The applicant's intent is to move their entire business operations to the Shady Grove location in Grand Prairie, Texas. According to staff discussions with the applicant and as contained in the applicant's Operational Plan and Site Plan notes, the new facility is proposed to be developed in three (3) phases:

- Phase I of the proposal includes the construction of a 5,000 sq. ft. administration office and combination showroom/warehouse, a 4,800 square foot shop and maintenance building and a 15,000 square foot mill and fabrication building. Phase 1 proposes the ability to provide outdoor open storage of unfinished product and other miscellaneous products. The proposal is to provide necessary hardscape (concrete paved surface) for storage areas as well as drive opening and fire lane and access easements to accommodate the development. Phase 1 provides for necessary employee and customer parking to accommodate the development. Unpaved surfaces shall not be used for operations and/or storage of materials or equipment.

Phases 2 & 3 are tentatively scheduled for years of operation 2—8 and will consist of:

- Phase 2--Transitioning natural ground cover to concrete paving for additional outdoor storage of materials and products.
- Phase 3—Mill/Fabrication building expansion (15,000 sq. ft.) along with additional concrete paving area located on the southwestern portion of the property.

Mr. Lee stated the SUP seeks permission for outdoor storage for the company to utilize a large portion of the property to store various materials and equipment. The outdoor storage of materials will consist of masonry products such as various block stone, marble and other natural

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

hard surface materials. No storage or use of chemicals on-site is proposed. The facility will employ approximately 10-15 people. Typical hours of operation are Monday through Friday between 7:00 AM and 3:30 PM, and/or 7:00 AM -1:00PM on Saturday. However, longer hours may occur as necessary.

Mr. Lee stated the subject property is zoned Light Industrial District. As proposed, the development meets or exceeds all minimum lot & dimensional standards. Primary access to the subject property will be W. Shady Oak Road, a minimum 24 foot wide drive cut and drive aisle traversing to the north and looping back to west and turning south providing access to materials and future phases of the development. The applicant is proposing to pave the access drive, drive aisles, parking area, and the operational area with concrete per city standard as shown in the above Phasing plan. In terms of parking, the applicant is proposing 12 striped parking spaces adjacent to the administrative office building to accommodate Phase 1, with 26 additional spaces designated for employee parking located south of the proposed shop building. The UDC requires a minimum of 30 striped parking spaces. All four facades of the administration office building (Building A) are proposed to be clad in 100% masonry. The UDC does not regulate roof pitch in the Light Industrial District. As proposed, the Administrative Office & Showroom/ Warehouse building complies with Corridor Overlay's building articulation standard, however the remaining two buildings, the Shop/Maintenance Building (Building B) and Mill/Fabrication Building (Building C) do not meet the minimum articulations standards of the SH 161 Corridor Overlay District. However, due to the buildings large setback from W. Shady Grove and natural vegetative screening between the building and SH 161, the applicant is requesting full relieve of the Corridor's building articulation standards. The subject property is currently made up of two tracts of land - a 9.028-acre tract and 3.1-acre tract. The applicant submitted a Final Plat application called the National Stone Addition that will consolidate the two tracts into a single parcel of land. The plat was recently administratively approved, but to date has not been recorded. In regards to floodplain, the previous property of the 9.028-acre tract elevated and removed the property from the 100-year flood plain via a Letter of Map Revision process issued September 2015. The applicant and owner of the 3.1-acre tract has applied for LOMR to pull the balance of the property out of the 100-year flood plain, but to date the property remains in the 100-year flood plain and cannot be developed. Therefore, proposed Phase 3 of this request is recommended to be conditional approved until such time that the LOMR-F application is approved.

Mr. Lee stated the landscape and screening requirements of the subject site are governed by Article 8 of the UDC and Section 4 of Appendix F of the UDC as shown below. Screening will be required as this application includes outdoor storage, which is one of the triggers for screening requirements. In accordance with Section 8.9.6 of Article 8 of the UDC, outdoor storage areas are required to be screened by a Type 1 masonry fence when located next to a residential uses or within 40-feet of the street ROW line. All outside storage next to uses other than residential or adjacent to the street ROW line are permitted to be screened by a Type 3 fence. The applicant proposes to construct a six foot tall masonry & stone screening wall forty feet back and along Shady Grove Road with a proposed iron-gate sits back 100 ft. from the flow line of the street. The applicant proposes to construct a six- foot tall wood masonry wall along the east and western

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

boundary property lines extending back 576' on the eastern property boundary, transitioning to chain-link fence along the remainder and back to 6' masonry along the western property boundary line. The chain link fence does not meet the minimum screening standards of the UDC.

Mr. Lee stated roadway improvements to W. Shady Grove Road and a sidewalk are required for approval of this request. However, since there are no current plans to reconstruction and/or expand W. Shady Grove and this time, the applicant shall be required to escrow funds for the current costs of their share of the roadway improvements at this time. The immediate construction of the sidewalk has been waived by the Grand Prairie Transportation Director; however the applicant shall be required to escrow funds for costs of sidewalks that are intended be constructed at the same time as the W. Shady Grove Rd. roadway improvements. The applicant is proposed to build a 12ft. x 12ft. masonry dumpster enclosure with metal gates. The enclosure conforms to city standards.

Mr. Lee stated the subject property is designated as appropriate for Light Industrial Development on the Future Land Use Map. The proposal is consistent with the FLUM. Annually the City amends the FLUM to resolve conflicts between zoning and FLUM designations.

Mr. Lee noted the applicant is requesting appeals to the following: Articulation Standards- the applicant is requesting an exception or appeal to the SH 161 Corridor Overlay building articulation standard for the Shop/Maintenance Building and Mill/Fabrication Building. Chain-link Screening Fence – the applicant is requesting an exception or appeal of the requirement for a Type 3 fence along the east property line.

Mr. Lee stated the Development Review Committee recommends approval subject to the conditions and recommendations.

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

Stephen Broussard with National Stone Management Inc., 1419 Chamberlin Street, Irving, TX was present representing the case and to respond to questions from the Commission. Max Coleman, 9 Heritage Court, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case SU160602/S160601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10 – SU160504 - Specific Use Permit - 2248 Poulin Ave. (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a 2,400 square foot major auto repair facility and an 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa.

Mr. Lee stated the applicant proposes to redevelop an Industrial zoned property consisting of one lot. Poulin Addition, Block 3, Lot 10R totaling 19,900 square feet. The property has an existing single-story concrete block building and is currently being used for automotive repair related business. Currently the site has minimum paved surfaces. The applicant proposes to construct 2,400 sq. ft. building and concrete parking lot for a major auto repair services including paint shop and auto body work. In addition to the building, the applicant proposes concrete paving connecting to the public street, paved parking areas for additional business and provides mental fence and a standard dumpster pad and enclosure. According to the Operational Plan and discussion with the applicant, the auto repair facilities will be open Monday through Saturday from 7:30 AM to 6:30 PM. The businesses will have between 6 - 8 employees. The applicant is proposing to construct a 2,400 sq. ft. building constructed with pre-finished metal wall panels. The structure will be 40ft. long x 60ft. wide and 18 feet in height from grade to top plate. The building's roof is metal-seam with a pitch of 2:12. The building includes two 12-ft x 12-ft garage access doors within the building facing western interior parking.

Mr. Lee stated the proposed parking lot and drive aisles will be paved with concrete in conformance with the UDC. Required parking for a major auto repair facility is one space per 400 square feet. Staff has interpreted this parking requirement to apply only to the proposed office space as the UDC does not specify. However, the UDC also requires that a minimum of one parking space be provided for every 400 square feet, with a minimum of six spaces, for a service station, auto repair, car care or automotive related services. As proposed, the project includes a total of 18 parking spaces, including one handicapped space. As presented the proposal meets the minimum parking standard. The applicant shall provide a minimum 12' X 12' masonry dumpster enclosure on-site. The property provides 1360 sq. ft. of landscaping the LI zoning requires minimum 4% on-site landscaping.

Mr. Lee stated no appeals and/or exceptions are being requested. This case is therefore recommended for approval.

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

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

E. D. Hill, 209 Skye, Midlothian, TX was present representing the case and to respond to questions from the Commission. Max Coleman, 9 Heritage Court, Grand Prairie, 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 SU160504 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11 – SU080605A - Specific Use Permit - 3925 E Jefferson Street (City Council District 5). 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 smelting furnace, a hazardous industrial use, as part of an operating automotive/industrial salvage yard. The subject property, zoned Heavy Industrial (HI) and within Central Business District No. 4, is located at 3925 E. Jefferson. The owner is Tommy Winn.

Mr. Hinderaker stated the applicant is proposing to install a smelting furnace at his salvage yard located at 3925 E. Jefferson in order to recycle aluminum - primarily engine blocks and other aluminum auto components. According Recycling Services International, LL, the manufacturer of the MAX-4000 Aluminum Sweat Furnace, the furnace is a standalone piece of industrial equipment that is approximately 15-ft. wide by 20-ft. long. The furnace is proposed to be housed under an existing roof structure that is attached to an existing building located on the property. As this proposal is an ancillary use to the overall auto salvage operation, staff is only reviewing the proposed use to ensure that the all safety and environmental regulations related to the operations of the smelting furnace are followed. The applicant has agreed to comply with all environment, building and fire code standards. Staff contends that the use will not negatively impact any parking, landscape, or other zoning related development requirements of the overall salvage yard.

Mr. Hinderaker stated the Development Review Committee recommends approval of the request w/ adherence to the review comments.

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

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

Tony Lyons, 3925 E. Jefferson, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Tommy Winn, property owner, 3925 E. Jefferson, Grand Prairie, TX and Max Coleman, 9 Heritage Court, Grand Prairie, TX were 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 SU080605A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12 – SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a an SUP to allow for an automatic Car Wash Commercial/Detail facility with multiple outdoor self-service vacuum stations on 1.23 acres. The property is zoned PD-45 and lies within the I-20 Corridor Overlay District; and is generally located west of Great Southwest Parkway and 320 ' south of Bardin Road. The applicant is Viran Nana and the owner is Don Silverman, GSW Bardin LLC.

Mr. Lee stated the applicant proposes to develop a vacant tract of land consisting of one parcel totaling 57,500 square feet. The applicant proposes to construct a 2,203 sq. ft. building, 6,590 square foot canopy and detail areas for a commercial, full-service car wash and automobile detail services. The property will be required to be plat into a single lot prior to development. The applicant has not submitted a plat application to date. According to the Operational Plan and discussion with the applicant, car wash will be open Monday through Saturday from 7:00 AM to 8:00 PM, and 7:00 AM to 7:00 PM on Sundays. The facility will have between 10-18 employees with a minimum of 3-8 employees on-site at all times. The facility provides for three automated pay stations for patrons prior to entering into the 3,557 square foot automated wash tunnel. When patrons exit the tunnel, twenty vacuum and detail areas are shown on the north side of the facility, orientated away from single family residential to the south. The facility provides for water reclamation & conservation system thru the use of four underground tanks for recycle and reuse water storage system.

Mr. Lee stated the applicant is proposing to construct a 2,203 sq. ft. building, providing for a 3,557 sq. ft. automated wash tunnel, 1,258 sq. ft. equipment room, office and restroom areas. The facility is approximately 156' linear feet. Two sections of combination vacuum and details areas are located on the north side of the facility. Each covered detail area is approximately 2,000 sq. ft. and provides for 25 patrons including accessible spaces. As shown on the proposed

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

exterior elevations submitted; the design, materials, articulation and style meets and exceeds the Corridor standards and conforms to recently constructed Aldi Grocery Store immediately to the north. The materials, overall consist of 63% brick, 21% complimentary split face block and 8% architectural metals. The maximum height will be 20' to the roof with decorative awning along the top plate at approximately 10'. The site nearly doubles the minimum 10% landscape required, providing for 12- minimum 3" caliper trees, 48-minimum 2" caliper trees along with 175-5 gallon shrubs and providing 8,175 sq. of permeable landscape area. An accessible dumpster pad and enclosure is being provided per city standards.

Mr. Lee stated the proposed site is located immediately south of recently developed Aldi Grocery Store and both will share primary access via mutual driveway off Great Southwest Parkway. The property is also located 180' north of Oak Hollow Phase 1A single family residential subdivision, and 780' east of the Stone Brooke Phase 1A single family residential subdivision.

Mr. Lee stated certain uses can inherently raise concerns when real and/or perceived levels of commercial intensity and activity coincide with single family residential neighborhoods. This item poses such a case. Normally, full-service commercial car wash and similar uses are restricted/limited to within 300' from residential uses due to the very nature of potential externalities. Those externalities include but not limited to:

- Noise
- Litter
- Traffic
- Loitering
- Vibration
- Odors
- Lighting

Mr. Lee stated any other potential spillover impacts from the abutting commercial uses. Section 13 of the adopted Code of Ordinance provides reasonable and common-sense approach regulations that offer some protection, from undesired nuisances. In fact, adopted Ordinance 6325 provides recommended separation standards 300' as well as acceptable levels of sound levels. In this particular case; Staff has determined that the separation from single family residential neighborhood to the immediate west and within the 300' separation to the south is not acceptable and although the applicant's strong efforts to mitigate these concerns are acknowledged. Due to the possible spillover effects/impacts from this proposed use and the vicinity to single family residential neighborhood; staff does not support the request. As required per Section 13 of the Code of Ordinance and in compliance with Ordinance 6325, and to assure certain developments and activities does not create a *Noise Nuisance*; the applicant commissioned a sound study. The City's Environmental Services Department evaluated the sound study's report and determined that based on the car wash's normal business operations it would be in the acceptable range (40 dB(A)) from the hours of 6:00 AM to 10:00 PM. The unacceptable range during that time period is any consistent noise level over 65 dB (A) decibel

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

level, measured from the business to closest residential property boundary. The applicant is requesting an appeal of the standard 300' buffer of no-residential uses of intense nature within. Due to the location of this request within the recommended 300-foot separation from single family residential neighborhood, staff cannot support this request as presented.

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

Lonnie Folsom, 6053 Walnut Street, Fort Worth TX was present representing the case and to respond to questions from the Commission. Mr. Folsom stated they want to be a good neighbor the building has been turned around as requested by staff, the masonry wall adjacent to the residential neighborhood would be constructed, their company is green therefore all of the water used would be recycled. He stated no music would be allowed onsite.

Donald Silverman with GSW Barding L.L.C., 14801 Quorum Drive, Ste 160, Dallas, TX stepped forward in support of this request. He said they are pleased to be able to come to Grand Prairie and with this development more retail would come to the area.

Chairperson Garrett asked if Mr. Silverman was the property owner and would he be agreeable to constructing the masonry wall before the car wash opens.

Mr. Silverman replied yes the masonry wall would be constructed in sections as development occurs.

Commissioner Moser asked since he is the property owner why not construct the car wash to the west of Aldi's grocery store.

Mr. Silverman stated because of the traffic exposure, Great Southwest would be a better fit for the car wash.

Sonia VanCamp with the Oak Hallow PID, 2629 Fairmont Drive, Grand Prairie, TX stepped forward in support of this request. She stated they have meet with the property owner and are in support of the car wash.

Commissioner Spare asked if they had conducted a public meeting and notified the residents of the meeting.

Mrs. VanCamp replied yes a public meeting was held and Lee Harris with the City sent out the notices, but only one homeowner attended the meeting expressing his concerns.

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

William Horton, 2650 Winslow, Grand Prairie, TX stepped forward in opposition to this request. He said he did not receive a notification of the meeting from the city. His concern is the noise coming from the car wash, and ask that a more friendly developed be constructed on this site.

Chairperson Garrett read the name of citizens in support of this request, but did not wish to speak.

Viran Nana, 2924 Harlanwood Drive, Fort Worth, TX
Rick and Diana Smiley, 2646 Remmington, Grand Prairie, TX
Leslie Munsey, 2645 Remmington, Grand Prairie, TX
Dana Bahridge, 4106 Briton Court, Grand Prairie, TX
Lynda K Buchanan, 4345 Grason Drive, Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160503/S160504 as presented and recommended by staff, including the applicants appeal of the standard 300' buffer of no-residential uses, and the masonry wall be constructed along the residential property line as development occurs. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13 – SU160701 - Specific Use Permit - 2478 Fort Worth Street (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Specific Use Permit to operate a Major Auto Repair and Paint & Body Shop within an existing commercial/industrial building. The request is for a 3,152 square foot lease space within a 9,800 square foot industrial building located on 0.424 acre at northeast corner of Fort Worth Street and N.W. 25th Street (2478 Fort Worth Street) , is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section 1. The owner is Quango Le.

Mr. Lee stated the applicant has operated an Auto Body & Paint Shop in Grand Prairie for several years and is relocating to the Fort Worth Street location. The applicant proposes to occupy an existing commercial lease space previously used for industrial office/warehouse uses. The existing 9,800 square foot metal building houses two other commercial contactor-type businesses. SUP request for Auto Body and Paint Shop and Major Auto Repair is for the southern lease space. The proposed auto repair business shall operate out of one existing overhead door facing N.W. 25th Street. All customer vehicles and/or repaired vehicles shall be parked inside, not outside storage of vehicles. Auto sales and/or auto storage/salvage shall not be

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

allowed on-site. According to the Operational Plan and discussion with the applicant, the auto repair shop will be open Monday through Saturday from 8:00 AM to 5:00 PM. and closed on Sunday. The shop will have between 2 and 4 employees. The business plans to have a paint booth and other auto body repair related equipment and processes.

Mr. Lee noted the existing site has adequate parking to accommodate the auto repair business. Nine spaces are dedicated to the Auto Repair business. The applicant shall provide a minimum 12' X 12' masonry dumpster enclosure on-site.

Mr. Lee noted the applicant has no requested appeals. This case is recommended for approval.

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

Quy Pham, 2242 Mountain Lakes, Arlington, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser noted the Commission has heard several cases similar to this request with lots of issues, and would like for the applicant to understand all of the ARB requirements.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14 – SU160702/S160702 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a specific use permit/site plan to construct a four-story hotel. The 2.15-acre property, located at 2300 Interstate Highway-20 (IH-20), zoned Planned Development-29 (PD-29) District, is within the IH-20 Corridor Overlay District. The Owners is Infinite Hospitality and Development, LLC and applicant/Agent ADR Designs, LLC.

Mrs. Thomas stated Hotels are defined by the UDC as a “facility offering transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreational facilities”; with transient lodging being defined as, “lodging where tenancy is arranged for periods of less than 30 days.” The underlying zoning for PD-29 is General Retail District. Hotels are permissible by-right in PD- 29 with approval of a site plan

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

and a specific use permit if it is within 900 feet of a similar use or within a designated overlay district. The subject site is in two designated overlay districts and it is within 900 feet of a similar use. A specific use permit is required. 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 100 guest rooms which would require 104 parking spaces. The site plan graphically depicts 125 parking spaces. The parking requirement has been met. Direct access to Sara Jane Parkway and access to the I-20 Frontage Road via a mutual access easement to the west has been provided. Appendix F of the UDC requires primary façades to have 100% primary masonry however it allows up to 20% EIFS or stucco. The resultant area from the top plate to the ground must have a minimum of 80% brick or stone to meet the UDC requirement.

Mrs. Thomas stated the applicant is requesting exceptions to the covered walkway requirement which will allow construction of the proposed building without covered walkways along the western façade. The applicant has provided additional landscape and an outdoor pool area along the western façade. Staff does not object to approval of the exception. The applicant is requesting an exception to the 30-foot wide landscape buffer requirement to allow a 28-foot-wide landscape buffer adjacent to Sara Jane Parkway and a 20-foot-wide landscape buffer adjacent to the I-20 Frontage Road. Access points east and west have been established off-site which impacts the applicant's ability to provide 30-foot-wide landscape buffers. Staff does not object to approval of the exception. The applicant is requesting an exception to the Floor Area Ratio and to the maximum height requirements to allow the building to be constructed with an FAR 0.48 instead of 0.35 and a maximum height of 67 feet instead of 25 feet. There are three existing hotels in the vicinity of this hotel. All of them exceed the maximum height and FAR. Staff is supportive of this exception.

Mrs. Thomas stated due to the exceptions requested by the applicant, Staff cannot recommend full support. However, Staff does not object to approval of the proposal subject to conditions.

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

Dayne Ram with ADR Designs, LLC, 2464 Silverado Trail, 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 SU160702/S160702 as presented and recommended by staff, granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Moser

Second: Womack

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15 – Z160701 - Zoning Change - 1606 Ranch Road (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Zoning Change from Agriculture (A) District to Single Family-Five (SF-5) District for the construction of a single family detached residence. The subject property is currently zoned Agriculture (A) District, and is located south of Camp Wisdom Road and east of Matthew Road. The agent is William Edwards, WR Edwards Group and the owner is Jessie Martinez.

Mr. Hinderaker stated Article 26 of the Unified Development Code requires mobile or manufactured homes to be located either within a Planned Development for Manufactured Homes or if located within the Agricultural District, the entire mobile home park development must be of a minimum lot size of 20-acres and have an approved Specific Use Permit. Based on these standards, the subject property is non-conforming. In accordance with Article 26 of the Unified Development Code, mobile or manufactured homes that are non-conforming land uses, buildings and /or structures shall follow the requirements of Article 19, “Non-conforming Development,” of the UDC. In other words, an existing mobile or manufactured home located within the Matthew Road Mobile Home Estates may not be repaired or replaced if the cost to renovate, repair, or replace exceeds fifty-percent of the fair market value of the materials and services necessary to accomplish said work. Section 19.7.1 of Article 19 of the UDC states that when a non-conforming use of land or structure are discontinued for a period of six months, such use shall conclusively be deemed to have been abandoned and shall not be resumed. Based on these standards, neither a mobile nor manufactured home may be permitted on the property. As stated above, the applicant is seeking a zoning change from Agriculture District to Single Family-Five District to allow for the construction and occupancy of a detached site built home at this location. A detached single-family home is permitted in the Agriculture District, but the existing lot size does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres within the Agriculture District. However, if the property is rezoned to Single Family-Five District, the property and home will meet the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre.

Mr. Hinderaker stated a single-family residence requires connection to a sewer system, a water source, and adequate access.

Mr. Hinderaker stated the Development Review Committee as recommends approval of the requested zoning change from Agriculture District to Single Family-Five District.

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

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

William Edwards, 6060 N. Central, Suite 500, Dallas, 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 approve case Z160701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16 - Z160702 - Zoning Change - Gilbert Circle (City Council District 1). Planner Savannah Ware presented the case report and gave a Power Point presentation for approval to rezone .95 acres from General Retail (GR) District to Single Family-Five (SF-5) District. The subject property is located at 352 Gilbert Circle. The applicant is Robert Richardson, CBG Surveying Inc. and the owner is Jose Cruz.

Ms. Ware stated the applicant is requesting a zoning change from General Retail District to Single Family-Five District to allow the construction of a single family detached home. If the property is rezoned to Single Family-Five District, the property and new home shall meet the minimum density and dimensional requirements of the Unified Development Code. If rezoned to Single Family-Five District, the subject property will be governed by the Single Family-Five District standards. Platting of the property will be required prior to the issuance of any building permits. Future lots and new development must conform to the density and dimensional requirements of the Unified Development Code.

Ms. Ware stated the Development Review Committee recommends approval of the requested zoning change from General Retail District to Single Family-Five District subject to the following conditions:

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

Joe Ricardo Cruz, 352 Gilbert Circle, 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 Womack moved to close the public hearing and approve case Z160702 as presented and recommended by staff. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION MINUTES, JULY 11, 2016

Motion: Womack

Second: Spare

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**

Citizen Comments: None

Commissioner Moser moved to adjourn the meeting of July 11, 2016. The meeting adjourned at 7:30 p.m.

Tommy Garrett, Chairman

ATTEST:

Joshua Spare, Secretary

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