



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 4, 2016**

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

COMMISSIONERS ABSENT: Bill Moser

CITY STAFF PRESENT: 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: P160501 – Preliminary Plat – South Gate Development, Lot 1, Block 1 and Lots 1-3, Block 2, P160502 – Final Plat – Mayfield Road Retail Addition, Lots 1-2, Block 1, and RP160501 – Replat – Industrial Community No. 7, GSWID, Lot 1, Block 5.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of March 7, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P160402 - Final Plat - Montanaro Addition, Lots 1-2, Block A (City Council District 6). Approval of a Final Plat creating two (2) residential lots located within the J. Working Survey, Abstract No. 897, Johnson County, Texas. The 5.139 acre property is located within the City of Grand Prairie's Extraterritorial Jurisdiction (ETJ) directly abutting the east side of County Road 511 and north of Mann Trail. The applicant is Robert Richardson, CBG Surveying Inc. and the owner is Patricia Montanaro.

Item #4-RP160403 - Replat - Dalworth Park Addition Revised, Lot 6-R, Block 106 (City Council District 1). Consider a request to approve a replat to combine three (3) platted lots into one (1) residential lot. The .215 acre property is located at 313 SW 15th Street and zoned Single Family-Four (SF-4). The owner is Cesar Hernandez and the surveyor is Luke Keeton, Keeton Surveying Co.

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Item #5-SU131103B - Specific Use Permit Renewal - 1818 Dalworth Street (City Council District 5). Consider a request for the renewal of a Specific Use Permit for a self-service coin operated laundry in an existing multi-tenant commercial building located on .957 acres. The property is located on the northeast corner of Dalworth Street and N.W. 19th Street, zoned General Retail (GR) District and within the State Highway 161 (SH-161) Overlay District. The owner is Christopher Dao.

Item #6-SU141001A - Specific Use Permit Renewal - Advance Auto (City Council District 5). Consider a request for the renewal of a Specific Use Permit for New Auto Parts Sales within a General Retail (GR) District. The site is located at 425 S. Belt Line Road. The agent is Samantha Igou, Arc Vision Inc. The agent is Samantha Igou, Arc Vision Inc., the applicant is Gregory Mulkey, Advance Auto Company Stores, Inc., and the owner is Victor Ballas.

Item #7-SU141102A - Specific Use Permit Renewal - 632 E Pioneer Pkwy (City Council District 3). Consider a request for the renewal of a specific use permit and site plan to operate a general automotive repair garage. The 0.86-acre property, zoned General Retail (GR) district, is located at 632 E. Pioneer Pkwy. The applicant is Alaa Hufaila.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8 - S160402 - Site Plan - 1628 E Main St (City Council District 5) and Z160402 - Zoning Change - 1611 Small Street (City Council District 5).

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 P160501, P160502, and RP160501, approve the minutes of March 7, 2016, approve public hearing consent agenda items P160402, RP160403, SU131103B, SU141001A, and SU141102A, and postpone cases S160402 and Z160402. The action and vote being recorded as follows:

Motion: Spare

Second: Johnson

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

Nays: None

Approved: **7-0**

Motion: **carried.**

At 6:35 p.m. Commissioner Lopez joined the Commission.

PUBLIC HEARING AGENDA Item #10 – SU141103A - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval to renew a Specific Use Permit for Quick Lube and Tune services and Tire Sales and Installation within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill

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St. and N. Belt Line. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc.

Mr. Hinderaker stated as required by Ordinance 9803-2014 for Specific Use Permit 945 the City Council shall conduct a public hearing one (1) year following the adoption of said ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

Mr. Hinderaker stated staff conducted inspection of the property and determined that the property is not in compliance with the conditions outlined within Ordinance 9803-2014. One of the major elements of this ordinance was a proposal by the owner of the subject property to construct additional parking and to construct an addition to the existing service facility to provide for more onsite parking and additional space for the service of vehicles. The owner was issued a building permit on January 21, 2016, but to date construction has not started.

The following are comments provided by Environmental Services and Code Enforcement.

1. Environmental Service Comments: Car Zone Tires and Wheels (301 N. Beltline Rd) – After speaking with Echo, issued a citation for improper vehicle discharges to the ground, and issued NOV for not cleaning up spills immediately, and for outside storages of (10+) tires w/out rims (all three violations have been noted in previous inspections in 2015 & 2012). During inspection we saw an antifreeze spill running down the driveway from the main bay, and noted several other old and new spills and vehicle fluid discharges from inoperable vehicles. I let him know his SUP renewal is pending clean-up, and I will re-inspect in 7 days (that's the soonest I can get back there due to my training schedule next week)
2. Code Enforcement Comments:
 - a. There has been no additions to the building for the additional use. Closures of the drive approaches noted in the conditions have not been started.
 - b. Citation 11/24/15 C/O non-compliance violations for parking on non-approved surface, inoperable vehicle storage, outside repairs
 - c. Written Notice 7/15/15 for outside storage, outside repairs, heavy repairs, inoperable vehicles, parking on non-approved surface
 - d. Verbal notice 5/20/15 for outside accumulation of parts and debris
 - e. Citation 4/29/15 for improper discharge
 - f. Citation 3/10/15-excessive Inoperable vehicles
 - g. Violation Notice 3/10/15 outside repair, storing salvage parts, excess outside display

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Mr. Hinderaker stated staff recommends that Specific Use Permit 945 be renewed for six month subject to Section 4 of Article 5: Specific Uses of the Unified Development Code.

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

Aladdin Hamed, 301 N. Beltline Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Hamed said he is the business owner not the property owner he has done his best to clean up the property his business has been cut in half waiting on the construction of the addition.

Chairperson Garrett asked who would be constructing and responsible for the addition, is he aware of the violations that have been presented.

Mr. Hamed stated the owner of the property would be responsible for constructing the addition yes he is aware of the violations and has cut his business in half in order to comply with city regulations.

Commissioner Johnson asked if used cars are being sold at this location.

Mr. Hamed replied no, his business is not to fix vehicles and sell them.

Commissioner Motley stated in 2014 they were told a building would be build, and there are currently code violations on the property, and asked why should the Commission give him more time to build the addition when it was supposed to be constructed over a year ago. Mr. Motley asked if he understands he can lose his business if he does not comply with city regulations, why not look for another place if he does not have the room at this location.

Mr. Hamed stated he has cleaned up the property since then, but needs a little more time to finish the construction of the addition.

Chairperson Garrett asked who would construct the addition.

Amer Bami Mustafa, property owner, 1110 Schenectady Road, Arlington, TX stepped forward in support of this request. He said the construction of the addition would start tomorrow, what happen was that he paid a contactor to do the work and filed for the permits and now he is unable to reach him, so he has to hire another contractor and re-permit the construction, Mr. Downs is no longer the contractor on the job.

There being no further discussion on the case, Commissioner Motley moved to close the public hearing and approve case SU141103A with a four (4) month extension beginning on April 5, 2016 to construct the addition and comply with all code violations. The action and vote being recorded as follows:

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Motion: Motley

Second: Lopez

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

Nays: None

Approved: 8-0

Motion: **carried**

PUBLIC HEARING AGENDA Item #11 – S160401 - Site Plan - Stretch Medical Plaza (Desco and Carrier) (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a site plan to construct and operate a single story 3,700 square feet medical office facility. The 0.620 acre property, generally located at the southwest corner of Desco Lane and South Carrier Parkway, is zoned (PD 12) Planned Development 12 District and is within the SH 161 Corridor Overlay District. The owner is Chase Debaun, AeroFirma Corp.

Mr. Lee stated the applicant seeks to construct and operate a 3,710 single-story medical office facility. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. Staff understands that a medical office is proposing to lease the majority of the building upon completion of the project. The subject property's underlying zoning, PD-12, allows for all uses permitted in the General Retail District of the UDC. In accordance with Article 4 of the Unified Development Code, office, retail sales and services uses are uses that are permitted by right in the General Retail District. Further, Section 16.2.1 of the Article 16 of the UDC, stipulates that site plan approval is required whenever a project is located within a Planned Development Zone District and/or a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC.

Mr. Lee stated access to the subject property will be from one proposed driveway from Desco Lane extending through adjacent properties to serve as a mutual access points for future medical-office developments to the west and eventually connecting back to Desco Lane and possible S. Carrier Parkway to the south. The parking requirements are based on the use of the facility. However, as currently proposed the parking standards are met. The medical facility is proposed to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a veneer-wall construction utilizing a mix of integral-colored earth toned concrete simulated stone and thin brick. The exterior shall be primarily a mixture of brick and stone throughout with 88% masonry and 12% Stucco accent. The building includes a covered arcade along the entire front façade as well as towered front entrance with a 6:12 pitched roof. The building also features undulating parapet walls on all four facades that provide vertical articulation and interest to the building.

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

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

Rodney Debaun, 516 Estate Drive, 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 approved case S160401 as presented by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

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

Nays: None

Approved: **8-0**

Motion: **carried**

PUBLIC HEARING AGENDA Item #12 – Z160401/CP160401 - Zoning Change/Concept Plan - Lake Forest Development (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a change the zoning on 7.096 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 7.09-acre property, zoned Agriculture (A) District, is located at 2901 Doryn Drive. The agent is Jim Dewey, JDJR Engineers & Consultants, Inc. the applicant is Mike Nawar, and the owner is Rajan Vishwanathan.

Mrs. Thomas stated the proposal meets or exceeds many of the UDC requirements and complies with the intent of Resolution 3924. To give an idea of what the development may develop as, an illustrative plan and elevation has been provided. Since final engineering could change the number of lots created, the illustrative plan will not be included in the ordinance; however, the maximum number of units will be fixed based on the lots shown in the illustrative plan. No more than 33 lots will be permissible. Additionally, the applicant is proposing the following standards for inclusion in the PD Ordinance:

Architectural, Dimensional, and Density Guidelines

- Minimum Lot Size – Resolution 3924 requires approximately 80% of the lots within the subdivision to have lots between 7,800 and 8,999 square feet with at least 20% of the lots greater than 9,000 square feet. The applicant is requesting relief to this provision of the resolution to allow them to develop a subdivision similar to the existing subdivisions abutting the subject site; which do not meet these provisions.
- Lot Depth – Article 6 of the Unified Development Code requires a minimum lot depth of 100 feet. Due to the irregular configuration of the property and the need to provide access throughout, the applicant is requesting approval to reduce the minimum lot depth to 70

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feet. As a trade-off, they are proposing lots that exceed the minimum width of Article 6 and 100% 'J'Swing house construction which exceeds the minimum requirements of Resolution 3924.

- All fireplace chimney flues shall be encased in 100% masonry or cement fiber board for all chimney types and locations.
- Maximum Cul-de-sac length - The UDC limits the length of cul-de-sac's to 600 feet. The proposed cul-de-sac is approximately 667 feet long. The Transportation Division has reviewed the proposed cul-de-sac and does not object to the exception.

Mrs. Thomas stated staff does not oppose the requested change in zoning from Agriculture District to a Planned Development that will allow for detached single family residential development. On March 24, 2016, the Development Review Committee cleared this project to move forward subject to conditions:

General Comments

1. In conjunction with Preliminary Plat approval a landscape plan and homeowners association documents shall be submitted to ensure continued maintenance of the wall, landscape, and entry mounumentation.
2. The proposed plan does not indicate detention will be provided. If it is determined by the Engineering Services Division that detention is required, all facilities will be the responsibility of the HOA and should be provided for in the HOA documents.

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

Jim Dewey with JRJD Engineers and Consultant, Inc., 2500 Texas Drive, Suite 100, Irving, TX was present representing the case and home builders Signature Homes. He said the tract of land is unique because of how narrow the property is, they would be putting in a street, along with water & sewer, and drainage for each lot. They are proposing 33 lots similar to the existing subdivisions abutting the subject site; due to the irregular configuration of the properties they are requesting to reduce the minimum lot depth to 70 feet. He said all of the homes would be a 'J'Swing house.

Commissioner Johnson asked the reasoning for Park Place Drive going through this neighborhood.

Mr. Dewey noted it was a City requirement to use Park Place Drive as a through street.

Chairperson Garrett noted several speaker cards submitted in opposition to this request.

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Stephen Freeman, Somerton Village HOA President, 5823 Candlelight Lane, Grand Prairie, TX stated he is opposed to the development this is his home and he likes the greenbelt what they need in this area is something for the children and neighborhood.

Joe Ferreyra, 2747 Park Place Drive, Grand Prairie, TX stepped forward in opposition to this request. He is opposing the additional traffic that would be created, the crime, the construction workers, how would they enter the property, and asked if a Traffic Impact Analysis had been conducted for the area and Lake Ridge Parkway.

Clinton Jones, 2795 Sweetbriar Lane, Grand Prairie, TX stated the proposed lot sizes and homes would not fit within the exiting neighborhood, and no one wants a home build 15 ft. from their property lines.

Michelle Augustin, 2795 Sweetbriar Lane, Grand Prairie, TX said she was not provided adequate notice of the hearing, and the proposed development would not fit within their existing neighborhood they do not have any J-swing garages and most of their homes are one story homes. The traffic and crime is already a problem if this development is approved would there be any speed bumps, stop signs, etc., put in along the proposed street and would the development put up a masonry wall surrounding their community. She asked what percentage of two story homes would be constructed.

Larry Pugh, 2795 Sun Rise Lane, Grand Prairie, TX stated the price of the homes are much higher than their neighborhood, would this proposed development have their own HOA and would they be provided with a community pool. Mr. Pugh said he would rather keep this area zoned Agricultural.

Rosa Benavidez, 5863 Candlelight Lane, Grand Prairie, TX said she understands that something would eventually be constructed on this site, but having a home so close to her property line is very concerning having three small children who playing in their backyard, and asked if the fences could be build taller.

Michael Benavidez, 5863 Candlelight Lane, Grand Prairie, TX stated he would like to speak from the heart his small children are his main concern and would rather keep this area as green space, because this development would not work in their neighborhood.

Marsha Schmidt, 2728 Sweetbrair Lane, Grand Prairie, TX was present in opposition to this request.

Jim Dewey stated he understands the neighborhoods concerns, but the best development abutting a neighborhood is a neighborhood.

Chairperson Garrett stated this property would eventually develop and not stay agricultural he would rather see homes on this site than a bus barn he is very familiar with this builder and they

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build a good product. The crime is already there and does not see how 33 homes would add additional crime to the area.

Commissioner Spare said what concern him are the setbacks, this development is not the best use for this site.

Commissioner Johnson stated being a part of an HOA, can this developer join an existing HOA.

Mrs. Thomas stated the Planned Development requires there be an HOA and PID, but yes the developer can speak with the surrounding HOA's about joining.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and deny case Z160401/CP160401. The action and vote being recorded as follows:

Motion to Deny: Spare

Second: Motley

Ayes: Lopez, Motley, Philipp, Spare, and Womack

Nays: Garrett, Johnson, Dr. Perez

Approved: 5-3

Motion: **carried**

Citizen Comments: None

Commissioner Motley moved to adjourn the meeting of April 4, 2016. The meeting adjourned at 8:00 p.m.

Tommy Garrett, Chairman

ATTEST:

Joshua Spare, Secretary

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