



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 6, 2015**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Director of Planning and Development, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Doug Howard, Senior Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Dept., and Chris Hartmann, Executive Assistant.

Chairperson Tommy Garrett called the meeting to order in the Council Chambers in the City Hall Building at 7:00 p.m. Mr. Garrett welcomed Dr. Juan Perez to the Commission.

Rev. Bill Skaar gave the invocation.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items: P150501 – Preliminary Plat – Smith I-20 Addition, RP150501 – Replat – Vela Addition Revised, Lot 2-R, Block 1, RP150502 – Replat- Dalworth Hills, Lot 34R, Block 3, RP150503 – Replat – Great Southwest Phase II.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of March 2, 2015.

PUBLIC HEARING CONSENT AGENDA: Item #3- P150401 - Final Plat - Wildlife Commerce Park Addition, Lots 3 and 4, Block 1 (City Council District 1). Consider a request to approve a final plat to create a two-lot non-residential subdivision. The 26.04-acre property, generally located south of the Wildlife Pkwy and west of Belt Line Rd., is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Beltline Corridor Overlay District. The agent is Cody Hodge, Halff Associates and the owner is Will Munding, Chi Wildlife Park, LP.

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Item #4-RP140404 - Replat - Tiger Auto Addition (City Council District 5). Consider a request to replat three lots into one for the purpose of new development. The property is zoned Heavy Industry (HI). The property is generally located on the east side of Camden Drive south of E. Jefferson Street. The owner/applicant is Hassan Alizaza.

Item #5-RP150404 - Replat - William H Thomas First Addition, Lot 1R, Block E (City Council District 5). Consider a request to approve a replat to plat Lots 1 through 21, Block E of the Thomas First Addition into a single non-residential lot. The 4.66-acre property, generally located at the southwest corner of the North St./NE 4th St. intersection, is split-zoned Central Area (CA) and Single Family District 2 (SF-2) and is within District 2 of the Central Business Overlay District. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner is Ann Stevenson, UPLIFT Education.

Item #6-RP150405 - Replat - Industrial Community No. 5, Site 15, Block 6 (City Council District 1). Consider a request to approve a replat to plat Site 15, Block 6 Industrial Community No. 5 of the Great Southwest Industrial District. The 8.30-acre property, located at 1101 Fountain Pkwy., is zoned Light Industrial (LI). The agent is Jonathan Russell, Halff and the owner is Scott Sherwin, Oldcastle Building Envelope.

Item #7-S150404 - Site Plan - Wildlife Commerce Park Building 3 (City Council District 1). Consider a request to approve a site plan to construct a 233,740-square-foot speculative warehouse building. The 11.82-acre property, generally located at the south of Wildlife Pkwy., and west of Belt Line Rd., is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial and is partially within the Beltline Corridor Overlay District. The agent is Robert Pross, Pross Design Group, Inc. and the owner is Will Mundinger, Chi Wildlife Park, LP.

Motion was made to approve the consent agenda item regarding the Disapproval of Plats without Prejudice for cases P150501, RP150501, RP150502, and RP150503, approve the minutes of March 2, 2015, and approve consent agenda cases P150401, RP140404, RP150404, RP150405, and S150404, and move item #8-SU140403 under the public hearing for consideration. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #8-SU140403 - Specific Use Permit - Tiger Auto (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street. The owner is Hassan Alizaza.

Mr. Hinderaker stated the applicant proposes to develop a vacant tract of land consisting of two parcels totaling 14,248 square feet. The property will be required to be replatted into a single lot prior to development. The applicant has submitted a replat application that is being processed concurrently with this application. According to the Operational Plan and discussion with the applicant, the use car dealership will be open Monday through Friday from 9:00 AM to 6:00 PM. The dealership will have between 2 and 3 employees. All of the used cars will be acquired in drivable condition needed only minor repair (make ready type services) prior to placement on the lot for sale. Per this application, no other service beyond make ready services will be performed on the vehicles. The applicant is proposing to construct a 4,000 sq. ft. building. The structure will be 80ft. long x 50ft. wide and 16.5 feet in height from grade to top plate. The proposed roof pitch is 2.4:12. The total building height, from grade to roof ridge, is 21.5 feet. The floor plan of the building includes 1,000 square feet of office space with the balance of the building being open space to be used, for this application, for make ready services only. The building includes three 12-ft x 12-ft garage access doors to the open space within the building.

Mr. Hinderaker stated the building, including the roof, is primarily a metal structure except for the front façade that is proposed to consist of a mixture of brick and split-faced concrete masonry units from grade to the top-plate. The north elevation incorporates a 4-foot tall from grade split-faced CMU detail along the entire length of the façade. The total masonry content of the building is approximately 31%. The UDC requires a minimum masonry content of 85%. The applicant is requesting an appeal of the standard. The proposed parking lot and drive aisles will be paved with concrete in conformance with the UDC. As proposed, the project includes a total of 16 parking spaces, including one handicapped space. Per the UDC, three parking spaces are required for customer parking based on the above noted staff interpretation. However, staff is concerned that if additional auto related activities, many of which are permissible by right via a simple change-in-use application to the city to amend the Certificate of Occupancy, adequate parking may not be available for all the intended uses. While the proposal meets the minimum requirements per this application the applicant is hereby put on notice that the future uses of the subject property may be limited due to the parking limitations of the property.

Mr. Hinderaker stated the proposed dumpster enclosure is located at the entrance to the site within the front building setback. The dumpster enclosure is proposed to be constructed reinforced poured concrete masonry units, with metal access gates, painted to match the building. The applicant is proposing to plant three inch caliper Cedar Elm trees within the front setback in conformance with the UDC, which exceeds the minimum required by UDC. The total masonry

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content of the building is approximately 31%. Table 6D of the UDC requires a minimum masonry content of 85%. The applicant is requesting an appeal of the standard.

Mr. Hinderaker stated due to the noted appeal, the Development Review Committee cannot offer full support of the request.

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

Hassan Alizaza, 329 Camden Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Chairperson Garrett stated his concern is the masonry requirement on the north side of the building and asked Mr. Alizaza if he would be willing to meet the 85% masonry requirement on the north side of the building.

Mr. Alizaza replied yes.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150401/S150401 as presented and recommended by staff, that the north side of the building façade be extended from 4 feet to 12 feet of masonry. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

**PUBLIC HEARING AGENDA** Item #9- SU150401/S150401 - Specific Use Permit/Site Plan - 2755 E Main St (City Council District 5). Senior Planner Doug Howard presented the case report and a Power Point presentation for a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4). The agent is David De Anda and the owner is Gustavo De Anda.

Mr. Howard stated the applicant is proposing to develop a 0.5 acre tract of land, constructing a 2,940sqft used auto sales office, with bays for make ready services. The proposed site plan will include up to 27 display parking spaces for their used auto inventory. Inventory vehicles are bought locally and will be driven to the site. The applicant will not be utilizing large car haulers

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or delivery trucks. The primary structure will have 2 vehicle bays that can be used for make ready services. The applicant is selling fully functional cars and will not be doing any repairs, other than those authorized and defined as make ready services by the Unified Development Code. Villa Real Motors will be open from 9:30am to 6:30pm Monday through Saturday and will have 2 employees.

Mr. Howard stated the Unified Development Code requires paving standards that the current asphalt on the property does not meet. Because this is existing asphalt, staff does not object to its continued use, however any replacement or major repairs to the drive and parking areas will need to meet current city standards. The applicant's property has access from E Main St and will have a 130ft long, 24ft wide fire lane extending towards the primary structure. The west and north property lines have an existing wrought iron style fence. The north fence line has a 25ft rolling gate. The proposed development will meet the parking requirements in the UDC. The required parking was calculated using the entire primary structure's footprint, however, the number may be reduced based on the actual square-footage of the office areas, and excluding the make ready service bays. This may allow additional display spaces and reduce the number of required parking spaces.

Mr. Howard stated the applicant has submitted a statement, requesting an appeal to the landscape ordinance. The applicant will, if needed, install landscaping along the right-of-way, subject to the approval of Ron McCuller, Director of Public Works.

Mr. Howard stated because of the requested appeal, staff cannot fully support the site plan; however, staff fully supports the proposed use at this location.

1. Submit a Landscape Plan consistent with the requirements of the Unified Development Code;
2. The development shall conform to the City Council approved Site Plan (Exhibit A - Site Plan) and Building Elevations (Exhibit B);
3. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150401/S150401, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - A. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for business activities;
  - B. The use of car haulers, trailers, wreckers, or any like vehicles for the delivery of inventory shall be prohibited;
  - C. Make Ready Services shall be conducted indoors;
  - D. There shall be no outside storage;
  - E. No inoperable vehicles shall be stored on-site for the purposes of repair and/or resale;
  - F. Any major repair to or replacement of paving shall be required to meet the current standards of the Unified Development code, as amended.

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- G. Any landscaping in the right-of-way shall be approved by the Public Works Director;
  - H. The required parking for the auto sales shall be calculated by 1/400sqft of office space of the primary structure. Future changes or additions to the use of the property, or the construction of additional structures, will require parking as stipulated in the Unified Development Code, as amended, for each use.
  - I. All operations shall maintain compliance with all federal, state, and local environmental regulations;
  - J. All operations shall maintain compliance with City Ordinance No. 7408 Automotive Related Business (ARB) regulations;
  - K. Must practice all best management practices listed in its storm water pollution prevention plan; and
4. Future expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department.

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

David DeAnda, 2755 E. Main Street, 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 SU150401/S150401 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10- SU150402/S150403 - Specific Use Permit/Site Plan - 201 W Jefferson Street (City Council District 2). Senior Planner Doug Howard presented the case report and a Power Point presentation for a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2). The applicant is Jay Woo and the owner is Ozkan Ozturk, Ozmir Inc.

Mr. Howard stated the site currently operates as a gas station/convenience store. The applicant is proposing to construct a 1000sqft addition to the southern side of the primary building and

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operate a Taco Hut drive-thru restaurant. The site plan shows the drive-thru area will require one-way traffic around the southern of the property. The drive-thru will provide for at least 6 stacking spaces. The applicant's property fronts 3 streets and will have access from W Jefferson, SW 3<sup>rd</sup> St., and SW 2<sup>nd</sup> St. The applicant currently has 2 access points on SW 3<sup>rd</sup> St and 2 access points on SW 2<sup>nd</sup> St which do not meet the spacing requirements of the UDC. In order to comply with the drive access requirements of the UDC, the applicant is proposing to close the most southern access points on SW 3<sup>rd</sup> and SW 2<sup>nd</sup> streets.

Mr. Howard stated in order to comply with on-site parking requirements the applicant is required to provide 15 parking spaces, including 1 handicapped space. The applicant will be providing 17 parking spaces and will exceed the minimum requirements of the UDC. The applicants current landscaping meets the minimum standards of the UDC and will not be required to make any changes.

Mr. Howard stated staff is in full support of this application and recommends approval with the following conditions:

1. The development shall conform to the City Council approved Site Plan (Exhibit A - Site Plan) and Building Elevations (Exhibit B);
2. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150402/S150403, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - A. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for business activities;
  - B. The drive aisle to the south of the primary building's front elevations shall be one way as shown on the Site Plan (Exhibit A);
  - C. The southern drive access on SW 3<sup>rd</sup> St and the southern drive access on SW 2<sup>nd</sup> St shall be closed as shown on the Site Plan (Exhibit A);
  - D. Must be in compliance with TDSHS – Texas Food Establishment Rules and local ordinances regarding food service;
  - E. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU150402/S150403;
  - F. Must submit a mylar copies of the approved Site Plan and Building Elevations to the City Planning Department; and
3. Future expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers. Mr. Garrett noted the applicant was not present.

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There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150402/S150403 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11- SU150403 - Specific Use Permit - 1700 W. Polo Rd. Ste 190, "So Amazing" Day Programs Inc. (City Council District 6). Senior Planner Doug Howard presented the case report and a Power Point presentation for approval of a Specific Use Permit for an Adult Day Care facility, "So Amazing" Day Programs Inc. The subject site is addressed as 1700 W. Polo Rd., specifically Suite 190, generally located on the north side of Polo Rd. and east of Matthew Rd., and zoned Planned Development 115 (PD-115) District. The applicant is Sonya Golden, So Amazing Day Programs Inc.

Mr. Howard stated this site has a multi-tenant building, facilitating various uses from retail, restaurants, and personal services. The applicant proposed to operate an adult day care facility within suite 190.

Mr. Howard stated the UDC defines an Adult Day Care Center: An establishment that provides counseling, recreation, supervision or food, or any combination thereof, on a daily or regular basis, to four (4) or more elderly or disabled persons who are not related by blood, marriage or adoption, to the owner of the establishment. Clients of an Adult Day

Mr. Howard stated the Care Center shall not require institutionalization in a hospital, nursing or convalescent home or similar specialized facility. Non-permanent overnight care is allowed as an ancillary use for clients of such a facility. The applicant is not purposing any changes to the existing building. No analysis of dimensional requirements is needed. The site has currently has access from W Polo Rd. and Matthew Rd. There are no proposed changes to the existing drive access points. The property currently has 323 parking spaces available. Base on the existing businesses and the applicants proposed use, the property is only required to have about 226 parking spaces. The building currently has 3 vacant suites and will be served by the remaining 97 remaining spaces.

Mr. Howard stated staff is in full support of this application and recommends approval with the following conditions:



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1. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150403, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - A. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for business activities;
  - B. Unloading spaces shall be provided as required by the Unified Development Code for day care facilities;
  - C. No overnight stays will be permitted;
  - D. Must be in compliance with TDSHS – Texas Food Establishment Rules and local ordinances regarding food service;
  - E. The site must maintain the minimum number of required parking for all uses as required by the Unified Development Code, as amended;
  - F. Must comply with all federal, state, and local laws;
  - G. Such establishment shall not accommodate individuals who pose a direct threat to the health, safety or welfare of themselves or others, and shall not constitute a halfway house, rehabilitation facility, or any other type of facility whereby individuals receive guidance or assistance in the transition from institutional care to normal social activities. Medical treatment or rehabilitative services shall not be provided in an Adult Day Care Center;
  - H. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU150403; and
2. Future expansions to this use will require the submittal of a revised site layout to the planning department.

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

Sonya Golden, 1413 Queens Brook Lane, Fort Worth, TX was present representing the case and to respond to questions from the Commission.

Commissioner Womack asked, in the gift shop, what type of merchandise would be sold.

Mrs. Golden replied jewelry, pictures, and crafts made by the clients.

Commissioner Gray asked, how many clients, do they anticipate having.

Mrs. Golden replied at the moment they only have 8, but would be determined by the occupancy load permitted in the space.

Commissioner Moser asked if this day care was affiliated with the other existing day care in the shopping center.

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Mrs. Golden replied no, but they do serve the same type of clients.

There being no further discussion on the case, Commissioner Gray moved to close the public hearing and case SU150403 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Gray

Second: Moser

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

At 7:25 p.m. Commissioner Moser recues himself from the meeting, due to a conflict of interest on case SU150405/S150409.

PUBLIC HEARING AGENDA Item #12- SU150405/S150409 - Specific Use Permit/Site Plan - Hi-Tech Manufacturing Co. (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District. The applicant is Peggy Chrusciaki, Hi-Tech Manufacturing Co. and the owner is William Moser, Shamrock Cake Company.

Mr. Hinderaker stated the applicant proposes to purchase the subject property in order to relocate their business, Hi-Tech Manufacturing, Co., to the subject property. The business specializes in metal fabricating and machining of parts made out of stainless steel, aluminum or copper to form faceplates, panels, brackets, adaptor, bus bars and boxes that are used primarily in the assembly of electrical boxes and panels. According to the Operational Plan and discussion with the applicant, the fabrication and machine business will be open during normal business hours Monday through Friday from 7:00 AM to 3:30 PM. However, the management team may work after hours and on weekends as needed. The operation has three full time employees and one part time employee.

Mr. Hinderaker stated the existing building is a one-story, flat roof structure constructed of brick and concrete masonry unit; although, a portion of the east façade of the building appears to be finished with stucco. The building is located at the southwest corner of NW Dallas Street and NW 14<sup>th</sup> Street, with pedestrian access into the building along NW. 14<sup>th</sup> Street (front entrance) and NW Dallas (side street entrance) and a rear alley (back door entrance). In addition, there are

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two (2) loading and receiving doors located at the northwest corner of the building with access from NW Dallas and the alley. Finally, there are two (2) additional loading and receiving doors located along the west side of the building directly accessed from the alley. According to the applicant, the building has over 14,000 sq.ft. of floor area of which the office area will occupy approximately 2,250 sq.ft. with the balance of the building being used for production, storage, and future expansion.

Mr. Hinderaker stated There are 10 perpendicular striped parking spaces located on the north side of the property located within the NW Dallas Street right-of-way that have historically been used as parking for the property. In addition, there is a separate tract of land with 22 parking spaces, located on the west side of the alley at 112 & 114 NW 15<sup>th</sup> Street that is part of the facility and proposed development. Access to these parking spaces is gained from either the alley located between NW 14<sup>th</sup> Street and NW 15<sup>th</sup> Street or directly from NW 15<sup>th</sup> Street. Office uses require one (1) parking space per 325 sq.ft, manufacturing uses require one (1) parking space per 600 sq.ft., and storage uses require one (1) parking space per 1,000 sq.ft. Based on the type of proposed use and small staff, city staff does not anticipate any parking issues for the neighboring property owners/occupants as a result of this request.

Mr. Hinderaker stated there is existing landscaping, with several large mature trees and grass, located along NW 14<sup>th</sup> Street. No additional landscaping is proposed or required as part of the application. The Development Review Committee recommends approval of the request.

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

Ron Venters, 302 Harrington Lane, 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 Gray moved to close the public hearing and approve case SU150405/S150409 as presented by staff. The action and vote being recorded as follows:

Motion: Gray

Second: Motley

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Motley, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #13- SU150406/S150407 - Specific Use Permit/Site Plan - Fresh Meal Restaurant (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3. The owner/applicant is Fariborz Hadidi.

Mr. Hinderaker stated the subject property is a 0.34-acre vacant tract of land located at the northeast corner of SE 9<sup>th</sup> Street and Pacific Avenue. The property is addressed as 102 SE 9<sup>th</sup> Street, Grand Prairie, TX. The applicant, Fariborz Hadidi, intends to develop the site as Turkish style fast food restaurant with a drive-through. The applicant plans to build a 1,270 sq.ft. single-story, pitched and flat-roofed restaurant that will include a commercial kitchen, dining room, restrooms, office and storage space. The building is proposed to be 24-feet in height from grade to top of roof ridge line. In the Commercial District the minimum masonry requirement is 100%. The CBD-3 district recommends that the primary building materials be masonry. In addition, the Overlay District recommends that the three of the following elements be incorporated in the design of the new building: overhangs, cornices, string courses, peaked roof forms, arches, lintels, pilasters, rustication, canopies, awnings or porticos, architectural details, and outdoor patios. Staff finds that the building design elements meet the requirements of the Overlay District with the following exception for the minimum masonry standard. The exterior façades consist of a mixture of brick and stucco.

Mr. Hinderaker stated access to the subject property will be from SE 9<sup>th</sup> Street only; however, the dumpster will be accessed from Pacific Avenue, as shown on the accompanying site plan. Article 10 of the UDC requires a minimum of one parking space for of every 100 sq.ft. of designated dining and waiting areas, including outdoor dining and Article 4 requires six queuing or stacking spaces prior to the order box. As proposed, a minimum of five parking spaces are required. Per the site plan, the applicant is providing a total of 14- parking spaces and six drive-through stacking spaces prior to the order box. Due to the small size of the subject property, a fire-lane is not required. The applicant stated to staff that he'd like to add an outdoor patio at a future date. Staff is supportive of this request and would consider it to be a minor change that could be administratively approved provided the minimum parking requirements was met to handle the additional seating space.

Mr. Hinderaker stated Article 8 of the UDC requires a minimum of 5% landscaped area in the Commercial District. As the subject property is 0.34-arces, a minimum of 740.52 sq.ft. of landscape area is required. The proposed landscape area is 2,697 sq.ft. and includes 6 trees and 15 shrubs, which exceeds the minimum standard. The proposed masonry dumpster enclosure meets the minimum requires of the UDC. The enclosure will be located at the southeast corner of the property. A separate access to the enclosure from Pacific Avenue is provided. Staff is supportive of the dumpster enclosure location and separate access.

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Mr. Hinderaker stated the Development Review Committee recommends approval of this case.

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

Frank Hadidi, 102 SE 9<sup>th</sup> Street, 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 SU150406/S150407. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- SU150407/S150402 – Specific Use Permit/Site Plan - Comfort Suites (Paddock Way Drive) (City Council District 1). Senior Planner Denice Thomas presented the case report and a Power Point presentation for a specific use permit/site plan to construct a four-story-58,456-square-foot-88-room hotel. The 1.84-acre property, located at 702 Paddock Way, zoned Light Industrial, is within the State Highway 360 (S.H. 360) Corridor Overlay District. The agent is Hugo Monsanto, Monsanto Architects, the applicant: Mike Patel, DITWIN II LLC, and the owner is Stephen Korkmas, Cedars Heritage, LTD.

Mrs. Thomas stated the proposal has been compared to the Light Industrial District dimensional requirements. 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 91 guest rooms which would require 95 parking spaces. The site plan graphically depicts 96 parking spaces. The parking requirement has been met.

Mrs. Thomas noted the landscape plan does comply with the landscape requirements contained in Article 10 of the UDC. This proposal has been reviewed by the Development Review Committee and has been cleared to proceed to the Planning and Zoning Commission for consideration.

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

Hugo Mouskuto, 200 S. Rogers Street, Waxahachie, TX was present representing the case and to respond to questions from the Commission.

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There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150407/S150402 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15- S140204A - Site Plan Amendment - FBC Bus Barn (City Council District 2). Senior Planner Denice Thomas presented the case report and a Power Point presentation for a request to approve a site plan amendment to add an accessory structure (bus barn) to the existing First Baptist Church site. The 29.36-acre property, located at 950 Mayfield Rd., is zoned Planned Development 91 (PD-91) is partially within the State Highway 161 (S.H.161) Corridor Overlay District and the Interstate Highway 20 (I.H. 20) Corridor Overlay District. The owner/applicant is Bill Skaar, First Baptist Church.

Mrs. Thomas stated the site will be developed with a 44,223-square-foot religious institution with child care center. The site is currently under construction. The site plan that was approved by the City Council on February 18, 2014, identified a space where the “Bus Barn” may be placed in the future however no elevations or construction details were provided at that time so the item was not approved with the site plan.

Mrs. Thomas stated that applicant is proposing to construct a 40 foot by 80 foot metal structure. The structure will have a 20 foot by 40 foot porch, a low-sloped metal roof, and brick accents on the bases of the support posts in the front of the building. The only services provided to the building will be electrical for the purpose of security and interior lighting. The building materials are inconsistent with Appendix F of the Unified Development Code. To construct the building as desired, the applicant must request approval from the City Council. The applicant has proposed elevations that do not meet the minimum requirements of the UDC and the Corridor Overlay Districts. The applicant is requesting approval to construct the metal accessory building as depicted in the exhibits.

Mrs. Thomas stated staff opposes approval of the appeal request.

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

Rev. Bill Skaar with the First Baptist Church, 613 Queensway, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

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There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S140204A as presented by staff granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- S150405 - Site Plan - Bardin Road Warehouse (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Site Plan to permit the construction and operation of a 430,180 sq. ft. speculative industrial warehouse intended to accommodate up to four (4) tenants. The 20.73-acre property, split zoned Planned Development 30 (PD-30) and Planned Development 55 (PD-55), is located at the northwest corner of Bardin Road and Matthew Road. The property is also located within the S.H. I-20 Corridor Overlay District. The agent is Lisa Swift, GSO Architects, the agent is Vanessa McElroy, RLG Engineering Inc. and the applicant is Gary Horn, Mohr Acquisitions LLC.

Mr. Hinderaker stated the applicant, Gary Horn of Mohr Capital, intends to develop the 20.73 acre tract of land located at the northwest corner of Bardin Road and Matthew Road as speculative industrial warehouse facility capable of housing four tenants. Outdoor storage is limited to truck and trailer parking. The warehouse is proposed to be constructed primarily of concrete tilt wall with panel surface reveals. To accommodate the potential for multi-tenant use, the proposal includes articulation zones at each corner of the building thus allowing for up to four tenants to occupy the building. The articulations zoned include horizontal and vertical relief as well as simulated stone, glass, a small percentage of E.F.I.S and metal panel awnings, which are all in keeping with PD-30, PD-55, and the design standards of the S.H. 20 Corridor Overlay District. The proposal also includes two minor articulation zones located at the center of the east and west facades. These articulation zones help break up the visual length of these façades and enhance the appearance of the warehouse. Also, the warehouse is oriented so that the east façade, which faces existing residential development, does not have any dock doors and thus no truck activity. All of the dock doors are located on the south and north sides of the building, 41 and 45 dock doors respectively. The proposed warehouse design also includes parapet walls ranging in height from a minimum requirement of 36-inches to 9-feet.

Mr. Hinderaker stated the development includes two separate access points from Bardin Road and two separate access points from Matthew Road to ensure that each tenant has unfettered access should all of them decide to fence and gate their property. Firelanes and 'Knox box' gated access will be provided to ensure cross access for emergency vehicles. A total of 220

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passenger vehicle parking spaces are provided with 8 handicapped spaces, which meets the minimum requirement of the UDC. Also, 38 trailer spaces are provided along the south side of the building, which will be buffered by landscaping as well as the detention pond and two commercial outlots located along the frontage of Bardin Road. Access to these outlots are accommodated via cross-access easements and a requirement that any fencing and gates for the warehouse must be set back from the road far enough so as not to interfere with the access to these commercial lots. A double sized dumpster screening enclosure is proposed at the center of the building on both the south and north side of the building. The enclosures will be constructed of painted concrete w/reveals and painted metal gates.

Mr. Hinderaker stated the Development Review Committee recommends full approval of this case.

Commissioner Moser stated he would like to make a requirement that there be more trees/landscaping in the berm along Bardin Road.

Commissioner Spare said he is concern that there is not enough screening/landscaping along Matthew Road which is adjacent to residential, and asked that a berm be put in place along Matthew Road.

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

Gary Horn with Mohr Acquisitions LLC, 14643 Dallas Parkway, #1000, Dallas, TX was present representing the case and to respond to questions from the Commission. Mr. Horn stated they have upgraded the landscaping along Matthew Road, but would be agreeable in putting in a berm.

Vanessa McElroy, 5445 La Sierra Drive, Suite 300, Dallas, TX noted there is a pipeline that runs through the property, but would look into providing additional landscaping.

Lisa Swift with 650 Architects, 5310 Harrest Hill, Dallas, 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 S150405 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None



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Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17- S150406 - Site Plan - Uplift Grand Prep (City Council District 5). Senior Planner Denice Thomas presented the case report and a Power Point presentation for approval of a site plan to construct and operate a school. The 4.66-acre property, generally located at the southwest corner of the North St./NE 4th St. intersection, is split-zoned Central Area (CA) and Single Family District 2 (SF-2) and is within District 2 of the Central Business Overlay District. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner is Ann Stevenson, UPLIFT Education.

Mrs. Thomas stated the required parking does not meet the requirements of the UDC; however, this project is part of a larger school campus with parking throughout that will be shared. While the parking on property is inadequate through the use of a parking management plan, the applicant proposes to mitigate the shortage. The proposed building meets the minimum requirements of the Unified Development Code for materials and it is compatible with the building that exists on the property. The landscape plan does not meet the minimum requirements of the Unified Development Code; however, prior to approval of a mylar the deficiencies will be reconciled.

Mrs. Thomas noted the applicant is not requesting any appeals with this proposal. The Development Review Committee reviewed the project and cleared it to proceed to the Planning and Zoning Commission for consideration.

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

Brian Nelson was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked how many students in the children area do they have, and how would the children get to and from school.

Mr. Nelson stated a total of 1500 children all together. Mr. Nelson said they are planning on constructing a secondary school in the next phase of the development by tearing down the old children's facility and constructing a new building. The children would either walk to school or be dropped off by their parents there would be no bus service. The children would be of young age therefore they would not be driving themselves.

Commissioner Perez asked if the primary students would be in the same building with the secondary children.

Mr. Nelson replied yes, until the secondary building is constructed.

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Commissioner Gray asked what percentage of the children would be on reduced or free lunch.

Mr. Nelson replied about 85% they are State funded.

Chairman Garrett noted several speaker cards submitted in support of this case.

Elizabeth Crowe, 1845 Woodall Rodgers Freeway, Suite 1650, Dallas, TX  
Jacob Sumpter, 200 E. Abrams Street, Arlington, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150406 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18- Z150201/CP150201 - Zoning Change/Concept Plan - Walmart Store (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Zone Change and Concept Plan from Commercial (C) District to a Planned Development District for Commercial (C) District uses, including a large box retailer w/gasoline sales. The subject 32.39 acres are located at the northeast corner of SH 161 and Arkansas Lane and within the SH 161 Corridor Overlay District. The applicant is Michael Allan, Wal-Mart Real Estate Business Trust and the agent is Richard Underwood, Kimley-Horn and Associates, Inc.

Mr. Hinderaker stated the conceptual plan illustrates the applicant's intent to develop the subject 32.39-acre property with a 189,543 square foot Walmart retail store including: grocery sales, pharmacy w/drive through, tire sales and installation, tire repair, quick lube and tune, landscaping material sales, and an associated fuel sales outlot including a 8 fuel island pumps, covered canopy and 1,440 sf kiosk. The conceptual site plan further includes nine commercial outlots ranging in size from 0.70 acres to 3.80 acres that are primary located along frontage of Arkansas Lane and the S.H. 161 frontage road. The conceptual plan includes multiple access points to the subject property along all four abutting roadway, private internal street w/mutual access easements. Generally, staff is supportive of the access points and internal circulation as shown on the Concept Plan, but a final determination will be made during the Site Plan and final platting reviews, which will be based on the Traffic Impact Study generated by Kimley Horn and Associates dated March 23, 2015, the Unified Development Code and Texas Department of Transportation, as applicable.

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Mr. Hinderaker stated the conceptual plan also includes proposed elevations of the Walmart retail store and elevations of the associated proposed fuel sales island w/eight gas pumps, canopy, and kiosk. Staff is not supportive of amending any of the architectural design standards of the Appendix T, "SH-161 Overlay District," and Appendix F, "Corridor Overlay District Standards." with this zone change request. While staff is overall supportive of the submitted conceptual elevation plans, staff recommends that any deviations to existing standards be reserved for final Site Plan review.

Mr. Hinderaker stated the Development Review Committee recommends approval of the zone change and conceptual plans with the following conditions:

1. No outside display.
2. No changes to the architectural standards of the Appendix T, "SH-161 Overlay District," or Appendix F, "Corridor Overlay District Standards."

Commissioner Motley stated the outside and seasonal sales area seems to be limited and wonders if this would be adequate space.

Chairman Garrett opened the public hearing, and asked for speakers.

David Dunning, 7001 Preston Road, Dallas, TX was present representing the case and to respond to questions from the Commission.

Jason Cuellar, 838 Blackstone Drive, Grand Prairie, TX asked if this Walmart would have also have a pharmacy, doctors office, and vision center.

Ryan Irsik with Walmart Public Affairs, 3902 SW Ridgewa Street, Bentonville, AR stepped forward representing the case. He stated this project would bring 300 jobs to the area. He noted this facility would have a vision center and pharmacy.

Commissioner Gray asked what would happen to the Walmart on I-20, would some of those workers be relocating to this new one.

Mr. Irsik stated the Walmart on I-20 would remain in operation; there would be an opportunity for some employees to relocate if they wish.

Commissioner Gray asked if this Walmart would be sustainable, green. Mr. Gray stated he would like to see this Walmart with some type of Lone Star Park theme, like the Walmart in Arlington that represents the Dallas Cowboys.

Mr. Irsik stated all of their Walmart's use sustainable materials.

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Commissioner Motley asked if the outside and seasonal sales areas are too restricted for the types of items they provide, and why should they grant their appeal to the Hwy 161 Overlay District, and how would prohibiting the outside storage as noted in the overlay district requirements affect them.

Mr. Irsik replied yes, the outside sales and seasonal areas are restricted, but they want to be a good neighbor, by not allowing them the outside storage they are not able to be competitive with other retailers.

Commissioner Johnson asked how many hours would their associates work full time.

Mr. Irsik replied it depends on the store and how busy the store operates 32 hours or more is considered full time.

Commissioner Moser asked if this Walmart would be a 24 hours store.

Mr. Irsik replied yes.

Andrew Moon, Architect, 211 N. Record Street, Dallas, TX stated Walmart is a leading retailer in being green, they provide sky lights to provide artificial lights, they have state of the art refrigerator's, they also have a roof membrane that helps reflect the sun, and provide lots of green products in their stores. He stated their building does meet most of the overlay district requirements they are making an effort to use the materials asked in the overlay district.

Commissioner Motley asked what percentage of the building materials presented for the building complies with the overlay district.

Mr. Hinderaker stated this would be address during the site plan approval process.

Commissioner Motley asked that they address the screening wall.

Richard Underwood with Kimley-Horn Associates, 601 NW Loop 410, Suite 350, San Antonio, TX stated there would be an 8 ft. tall screening wall and the truck wells would be screen by a 10 ft. tall screen wall.

Philip McLarry, 1060 Stream Drive, Grand Prairie, TX stepped forward in opposition to this request, and asked what would happen to his property value.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z150201/CP150201 per staff's conditions; no outside display; and no changes to the architectural standards of the Appendix T, "SH-161 Overlay District," or

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Appendix F, "Corridor Overlay District Standards." The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #19- Z150202 - Zoning Change - 2505 S Great Southwest Pkwy (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Zone Change from Planned Development 286 (PD-286) District for multi-family uses and Light Industrial (LI) District to a Planned Development District for all uses permitted by right and permitted by specific use permit within the General Retail (GR), General Retail-One (GR-1), Commercial (C), Commercial-One (C-1), Central Area (CA), Heavy Commercial (HC), and Light Industrial (LI) Districts, but excluded all check cashing, bail bond, piercing salon, and tattoo parlor uses. The subject properties (Lot 3, 5, 7, and 4-R, Block 1 of the Greenpoint Center Phase II Addition) are located at the southeast corner of S. Great Southwest Parkway and W. Pioneer Parkway. The owner/applicant is James Hosler.

Mr. Hinderaker stated the Development Review Committee recommends approval of the proposed zone change amendment from Planned Development 286 (PD-286) for multi-family uses and Light Industrial (LI) District to a planned development for Commercial (C) District uses, except Check Cashing, Pay Check and Car Title Loans.

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

Jim Hosler, 2717 Osler, #101, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Richard Jolly, 218 C R 541, Eastland, TX was present in support of this request.

Dr. Behroug Khademaznd, 2475 W. Pioneer Parkway, Grand Prairie, TX owner of the adjacent property stated his concern it the letter he received states this area could be zoned for light industrial uses.

Mr. Hinderaker stated the request has been modified to commercial uses only.

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There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z150202 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20- Z150401 - Zoning Change - 3409 Hardrock Road (City Council District 1). Senior Planner Doug Howard presented the case report and a Power Point presentation for zone change of 2.13 acres of land from Single Family-One (SF-1) Residential District to Light Industrial (LI) District. The subject site is addressed as 3409 Hardrock Rd., generally located west of S.H. 161 and north of Shady Grove Rd. The applicant is Michael Forbes, Idiom Construction and the owner is Mohammad Seyed Ghandi.

Mr. Hinderaker stated the current plans are to develop this area for the future headquarters of Ameritex Movers. Other than a basic conceptual plan no plans have been received for review of the proposed development; however, the owner is aware that a site plan will be required to be approved by City Council in order to begin building. The owner is aware that the property is within the SH 161 Corridor Overlay District which has additional standards required by the Unified Development Code aside from those required for a Light Industrial District. Platting of the property will also be required as prior to the issuance of building permits for new construction.

Mr. Hinderaker stated with the requested zone change, uses as defined in Article 4 – “Permissible Uses” of the Unified Development Code and listed under Light Industrial (LI) would be allowed by right. Some uses may require the approval of a Specific Use Permit, such as outside storage. Uses allowed by right include retail, office, warehousing, general automotive services, and manufacturing. Having heard no protest from neighboring properties, the Development Review Committee is recommending approval of the requested zoning change.

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

Mike Forbes, P.O. Box 172725, Arlington, TX was present representing the case and to respond to questions from the Commission.

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There being no further discussion on the case, Commissioner Motley moved to close the public hearing and approve case Z150401 as presented by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Johnson

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

Citizen Comments: None

Commissioner Garrett moved to adjourn the meeting of April 6, 2015. The meeting adjourned at 9:05 p.m.

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Tommy Garrett, Chairman

ATTEST:

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Ed Gray, Secretary

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