



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
NOVEMBER 2, 2015**

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

COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: 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 Secretary.

Chairperson Tommy Garrett called the meeting to order in the Council Chambers in the City Hall Building at 7:00 p.m.

Chairperson Garrett gave the invocation.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items: P141003A – Preliminary Plat – La Jolla , P151201 – Preliminary Plat – Mayfield Road Retail Addition 1, P151202 – Final Plat – David Nicklas Addition, Lot 2, Block 1, P151203 – Preliminary Plat - Lakeway Estates, P151204 – Final Plat – Faith Fellowship Addition, Lot 1, Block 1, P151205 – Final Plat – Charter School Addition, Lot 1, Block A, P151206 – Preliminary Plat – East Polo Road, and P151207 – Final Plat – 360 Green Oaks Addition, Lots 1 & 2, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of October 5, 2015.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P151001 - Preliminary Plat - 360 Green Oaks Addition (City Council District 1). Consider a request to approve a preliminary plat to create a three-lot-non-residential subdivision. The 12.21-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Martin Schelling, Conifer Real Estate, the applicant is Edward Eckart, Goodwin & Marshall, Inc., and the owner is Dennis Rainosek, Gables Realty LTD.

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

Item #4-P151002 - Preliminary Plat - Victory @ Lake Ridge (City Council District 6). Consider a request to approve a preliminary plat to create an eight-lot-non-residential subdivision. The 14.14-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC.

Item #5-P151103 - Preliminary Plat - Westchester East Addition (City Council District 6). Consider approval of a preliminary plat for the Westchester East Addition; creating 5 lots on 9.18 acres. The property is currently addressed as 510 Westchase Dr and is zoned PD-173 for commercial uses. The property is generally located south of I.H. 20 and east of Carrier Pkwy. The agent is John Bezner, Civil Point Engineers and the owner is Wade Strain, IP UTP Grand Prairie, LLC.

Item #6-P151107 - Final Plat - Wildlife Commerce Park, Block 2, Lot 1 and Block 3, Lot 2 (City Council District 1). Consider a request to approve a final plat to create a two-lot-non-residential subdivision. The 81.39-acre property, zoned Planned Development-217C (PD-217C) District, is located at 2000 Beltline Road, 1225 Beltline Road, 601 Wildlife Parkway, 225 Wildlife Parkway, and 618 Palace Parkway, is partially within the Beltline Corridor Overlay District. The agent is Cody Hodge, Halff Associates and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #7-P151108 - Final Plat - Wildlife Commerce Park, Lot 1, Block 3 (City Council District 1). Consider a request to approve a final plat to create a one-lot-non-residential subdivision. The 12.88-acre property, zoned Planned Development-217C (PD-217C) District, is located west of Lion Country Parkway and south of East Wildlife Parkway. The agent is Cody Hodge, Halff Associates and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #8-S151102 - Site Plan - Wildlife Commerce Park Building 4 (City Council District 1). Consider a request to approve a site plan to construct a 205,550-square-foot speculative warehouse building. The 12.88-acre property, zoned Planned Development-217C (PD-217C) District, is located west of Lion Country Parkway and south of East Wildlife Parkway. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #9-S151103 - Site Plan - Wildlife Commerce Park Building 5 (City Council District 1). Consider a request to approve a site plan to construct a 682,240-square-foot speculative warehouse building. The 81.39-acre property, zoned Planned Development-217C (PD-217C) District, is located at 2000 Beltline Road, 1225 Beltline Road, 601 Wildlife Parkway, 225 Wildlife Parkway, and 618 Palace Parkway, is partially within the Beltline Corridor Overlay District. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #10-SU140702A - Specific Use Permit Renewal - 521 W Marshall Drive (City Council District 2). Consider a request to renew a Specific Use Permit for Automotive Uses; Tire Sales (New and Used), Car Wash and Detailing, Quick Lube & Tune Services (Oil Change), and

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015

Minor Auto Repair. The subject property is located at 521 W. Marshall Dr. and zoned General Retail District (GR). The owner/applicant is Pastor Gomez.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #11-SU120201B - Specific Use Permit - 2735 W Hunter Ferrell Rd., Item #12-Z151101/CP151101 - Zoning Change/Concept Plan - Versailles Estates, Item #13-SU120101B - Specific Use Permit Amendment - 3110 E Main Street, Item #14-Z151102 - Zoning Change - 114 NE 31st Street, Item #15-SU151101 - Specific Use Permit - 2000 E. Pacific Ave., and Item #19-SU151002/S151002 - Specific Use Permit/Site Plan - Gables at Green Oaks.

(The above items are not public hearing items).

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P141003A, P151201, P151202, P151203, P151204, P151205, P151206, and P151207, approve the minutes of October 5, 2015, and approve consent agenda cases P151001, P151002, P151103, P151107, P151108, S151102, S151103, and SU140702A, and table case SU120201B indefinitely, and postpone cases Z151101/CP151101, SU120101B, Z151102, SU151101, and SU151002/S151002 to the December 15th PZ meeting. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Philipp

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16 – CP151102 - Concept Plan - International Leadership of Texas (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a Concept Plan increasing the size of the International Leadership of Texas charter school to approximately 120,000 sq. ft. The applicant obtained Site Plan approval from City Council in 2014 to construct and operate a 75,705 sq. ft. school facility on 23.797 acres that has yet to be constructed. The 28.51 acre property split zoned Agriculture (A) District and Planned Development (PD-319) District and located within the S.H 360 Corridor Overlay District, is generally located north of Ragland Road and east of S.H. 360. The agent is Brian Huffaker, The Charter School Fund III and the owner is Robert and Lola Elrich.

Mr. Hinderaker stated according to the applicant, the proposed expansion is necessary to accommodate the school's administrative plans to increase the student enrollment of the school from 800 students to approximately 1600 students (high school students only). The proposal increases the size of the school building from the approved 89,183 sq. ft. to 120,180 sq. ft., necessary to increase in the number of classrooms within the school from 34 to 63. As noted in

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

the Operational Plan, the design and materials of the expanded area will be consistent with the original design of the building. The conceptual plan proposes expansion of the 23.797 acre campus by adding a 4.7 acre tract of land located to the west of the existing approval school site. The purpose of the additional land is to accommodate the additional parking space that the expansion of the school will necessitate. As detailed within the Operational Plan, the proposed expansion increases the size of the student body from 800 students to approximately 1600 students and classroom space from 34 rooms to 63 rooms, but all other aspects of the school's day to day function will remain unchanged from the previous Site Plan approvals.

Mr. Hinderaker stated the applicant proposes, with the addition of the 4.7 acre tract that directly abuts S.H. 360, to modify the Phase I vehicle circulation plan. Based on a traffic study generated by Lee and Associates, the applicant proposes to have parents (student drop-off & pick-up) enter the campus from Ragland Road and exit the property via S.H. 360. The proposal includes two separate queuing lines that parents could immediately access upon entering the property. These queuing lines would then proceed to the school building where children load and unload from the vehicles and then the vehicles would proceed to an existing access on S.H. 360 that is the current access drive to the neighboring Chesapeake gas well site. The other line of vehicles would proceed to a newly proposed access drive to be located at the northwest corner of the property. Staff is not supportive of the school sharing an access drive with an operating gas well pad site. Also, staff was informed by the applicant that TxDOT has not formally taken any action to grant or deny the Charter School the two proposed access points onto S.H. 360

Mr. Hinderaker stated as part of this Concept Plan request, the applicant seeks approval of a request to modify their previously approved Site Plan(s) to allow the school building to be constructed with temporary façade elements on the portions of the building that are proposed to be added too, as shown on the Site Plan. The applicant has indicated to staff that Phase II will likely be needed after the first two or three years of operation of the school, which the applicant hopes will begin this coming school year starting the fall of 2016. The applicant states that the school will commit to construct these architectural elements if Phase II is not completed by the beginning of the school year 2019. While staff understands the reason for the request, due to the increased cost to the school to redo these elements at the time of expansion, staff is not supportive of this appeal as the school building will be missing these elements for at least two or three years. Also, there is no guarantee that Phase II will be built within the timeframe proposed. And finally, while the school states they will add these elements if Phase II is not constructed for the beginning of the school year in 2019, staff suspects that the school would likely seek an extension or full relief from the requirement to add the elements until Phase II is completed.

Mr. Hinderaker stated while staff does not oppose the proposed expansion at this conceptual stage, staff is opposed to the school sharing an access drive with an operating gas well site. To that end, staff recommends approval of the Concept Plan with the following conditions:

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

1. A formal Site Plan application, with the accompanying and necessary transportation/engineering plans, shall be submitted for review, with the applicant obtaining all appropriate approvals, prior to any construction of Phase II.
2. The International Leadership of Texas charter school shall not be permitted to share the existing S.H. 360 access drive with the gas well pad site the operator and as such will need to work with TxDOT to secure a separate access to S.H.360.
3. The International Leadership of Texas charter school shall secure all proposed access drives permits to/from S.H. 360 from TxDOT prior to the submittal of their formal Site Plan application.
4. Phase I of the International Leadership of Texas charter school shall be built as approved with all exterior façade elements included.

Chairperson Garrett asked why they want to postpone some of the façade elements to be included in Phase II of this development.

Mr. Hinderaker stated the applicant states that the school will commit to construct these architectural elements in Phase II, by the beginning of the school year 2019, the reason for the request, due to the increased cost to the school to redo these elements at the time of expansion.

Commissioner Perez asked how many parking spaces would be available for the students.

Mr. Hinderaker stated the parking has already been approved with the original site plan based on the size of the building, plus 15% less.

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

Brian Huffaker with The Charter School Fund III, 855 W. Broad Street, Ste 300, Boise, ID was present representing the case and to respond to questions from the Commission. Mr. Huffaker presented the Commission with a concept plan explaining the different phases of construction and the reason for the request to be able to construct the architectural elements in Phase II of the construction. He noted the parking would remain the same as approved in the original site plan by the City Council. Phase II would consist of class rooms and a tornado shelter. He noted the architectural features would be located at the rear of the property, therefore they would ask that these elements be allowed to be constructed within Phase II of the development. Mr. Huffaker stated they have been working with Chesapeake Energy on the shared easement, they are willing to work with staff on the recommendations; 2) The International Leadership of Texas charter school shall not be permitted to share the existing S.H. 360 access drive with the gas well pad site the operator and as such will need to work with TxDOT to secure a separate access to S.H.360, but would asked that staff work with them on recommendation 4) Phase I of the International Leadership of Texas charter school shall be built as approved with all exterior façade elements included.

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

Commissioner Spare stated he is concern with the look of the building, and would like to see the architectural elements put in place at the time of construction on the west side of the building.

Commissioner Moser asked when this case was first presented how many students would they have.

Mr. Huffaker replied originally they were proposed to have 800 students, but with Phase II of this development they are proposing to have 1600 students, 192 foreign students.

Commissioner Johnson stated the number of students have increase to 1600, have the international students number change, or are all the students going to be local

Mr. Huffaker stated their business model is to have international students.

Commissioner Lopez asked what all is included to be constructed in Phase I and Phase II of this development, and how many of their other campuses similar in size.

Commissioner Perez asked if all of the students would be fluent in three different languages at time of graduation.

Commissioner Moser asked at the school located in Garland where do the Chinese students live.

Mr. Huffaker stated if their students attend their schools from the beginning then yes they would be fluent in three languages at time of graduation. Mr. Huffaker noted most of the Chinese students live on campus, only a few live with different families.

Chairperson Garrett noted several speaker cards submitted in support of this request, but did not wish to speak. Douglas Cooper, 200 E. Abrams Street, Arlington, TX, Keith Bucher, 855 W. Broad Street, Boise Id, and Mark Mitchell, 855 Board Street, Boise, ID.

Commissioner Spare stated he is concern with the addition to the school which would be taking up good retail acreage for this area he would rather see a retail development at this location than a big parking lot. Mr. Spare said in his opinion this is a bad land use for this site.

Commissioner Johnson stated he finds it hard to believe that Phase II or III to be constructed in the future.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and deny case CP151102 based on the land use concerns. The action and vote being recorded as follows:

Motion: Spare

Second: Johnson

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015

Ayes: Johnson, Lopez, Spare, Womack  
Nays: Garrett, Moser, Philipp, Dr. Perez  
Approved: **4-4**  
Motion: **Failed.**

Chairperson Garrett made a motion to approve case CP151102 per staff's recommendations and an amendment to the façade elements, that the architectural elements on the east and south side of the building be constructed in Phase II or by the beginning of the school year 2019. The action and vote being recorded as follows:

Motion: Garrett  
Second: Moser  
Ayes: Garrett, Lopez, Dr. Perez, Philipp, Moser, and Womack  
Nays: Johnson, Spare  
Approved: **6-2**  
Motion: **carried.**

PUBLIC HEARING AGENDA Item #17 – SU120404B - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for the approval of a Specific Use Permit Renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The agent is Steve Keeton, Keeton Surveying and the owner is Vincente Duan.

Mr. Hinderaker stated as required by Ordinance 9749-2014 for Specific Use Permit 886A the City Council shall conduct a public hearing six months after City Council adoption of this 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 noted as required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that overall operations on the site have improved from last year, but that there continues to be a number of code violations. The main problem last year was the fact that the auto body shops were painting without a paint booth. A paint booth has been permitted and added to the facility. Environmental Services is recommending approval. However, staff recommends that an additional SUP renewal be conducted in one year to ensure continued compliance with the SUP conditions of approval.

Mr. Hinderaker stated staff recommends that an additional SUP renewal be conducted in one

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015

year to ensure continued compliance with the SUP conditions of approval.

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

John Guaniglia, 2518 Central Avenue, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. He is the only general auto repair user at this location. He stated they have plenty of work at this location and sometimes during off working hours some vehicles get towed to their site and the truck drivers just drop them off, but they would make sure that they are dropped off inside the property.

Vincent Duan, owner of 2518 Central Avenue, Grand Prairie, TX stepped forward in support of this request.

Commissioner Moser said he visited this site back in 2012 and recalls the owner stating no parking would be allowed on the street. He does not have a problem giving them another 1 year review, but would ask that they clean up the property and stay in conformance with city codes.

Commissioner Spare asked what changes would Mr. Duan make to make sure the all the violations stop.

Mr. Duan replied he would monitor his clients closer, have a dumpster set onsite, the garbage would be pickup twice a week, and would make sure all of the vehicles would be behind the fence.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU120404B as presented and recommended by staff, and the owner must provide staff with a new operational plan within 30 days of approval. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18 – SU150502/S150504 - Specific Use Permit/Site Plan - 1519 E Main Street (City Council District 5). Senior Planner Doug Howard presented the case report and gave a Power Point presentation for a specific use permit for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3) and to codify any non-conforming uses. The subject site is located at 1519 E. Main St. The agent is Alfonso Lopez and the owner is Ricardo Flores.



## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

Mr. Howard stated property is currently being occupied by only the owner's business, Flores Autos. The owner had tenants recently, but they have moved out. There are 3 major buildings onsite, the north building, 384sqft, will be used as the sales office. There are 2 large buildings, roughly 2500sqft each, towards the southern end of the property. The eastern building will be utilized for repair bays and the western building will be used for storage. The owner will use the north parking area to display any vehicles for sale. The owner will continue to operate a customer based repair shop. Previous tenants had performed unauthorized major auto repairs. The owner is proposing general auto repairs, as defined by the UDC, be permitted. Auto body and paint uses will not be performed. Flores Autos will typically purchase vehicles from the auto auction and will perform any needed repairs onsite; however, any repairs involving auto body work or major engine repairs will not be performed and will be outsourced to offsite facilities. As of June 1, 2012, the only used permitted onsite are those that are allowed by right in a light industrial district within Central Business District 3.

Mr. Howard stated the owner would like to lease bays for small repair shops, again, and understands that his ability to lease these spaces will be determined by the number of available parking spaces, onsite. The UDC requires each ARB business to have a minimum of 6 parking spaces, or 1 space per 400sqft (whichever is greater). No changes to the building are being proposed as part of this request. Auto Related Businesses are required 1 space per 400sqft of building area. Auto sales uses are required to have 1 designated customer parking space per 400sqft of the sales office building. The total square-footage of all buildings onsite is about 5334sqft. This site requires a minimum of 14 parking spaces, 1 of which would be required to be designated as customer only, and 1 would be required to be a handicapped parking space. The applicant has a total of 25 spaces available, which would allow up to 11 parking spaces that can be utilized as display spaces. All drive aisles and parking areas will meet the minimum paving requirements of the UDC.

Mr. Howard stated a dumpster enclosure will be provided and must meet the minimum requirements of the UDC; a minimum 12ft x 12ft area enclosed by a solid, non-transparent, masonry wall, 6ft in height, with a screening gate that is concealed from public view from all areas of the public street right-of-way.

Mr. Howard stated the Development Review Committee recommends approval of the proposed site plan and specific use permit request with the following conditions:

1. Site plan mylars must be submitted for approval before any building permit or certificate of occupancy can be released or approved.
2. The dumpster enclosure shall be constructed to the standards found in the Unified Development Code and must be installed before a certificate of occupancy can be issued.
3. Operations must conform to the approved site plan. All vehicles must be parked within a clearly marked parking space. No vehicles may be parked or stored in the fire lane.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015

4. The number of business shall be limited by the number of parking spaces available onsite, according to the approved site plan. Off street parking requirements shall meet the minimum standards of the Unified Development Code.
5. The sale of any part of the properties within the specific use boundaries, as shown in Exhibit B, resulting in any parking space reduction, shall cause this specific use permit to become void.
6. All business activities must take place onsite. Use of the rights-of-way shall be prohibited.
7. No repair work shall be performed outside.
8. No inoperable vehicles shall be stored outside.
9. No salvaging shall occur, onsite.
10. A ledger with vehicle information for all vehicles receiving service onsite shall be kept and available upon request for review by Police and Code Enforcement Officers.
11. Must comply with the Automotive Related Business Ordinance.
12. Any outstanding comments found in City Case File, #SU150502/S150504 must be addressed.

Chairperson Garrett noted the applicant was not present to represent his case.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and table case SU150502 due to the applicant not being present at the meeting. The action and vote being recorded as follows:

Motion: Moser

Second: Dr. Perez

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20 – Z151001/CP151001 - Zoning Change/Concept Plan - Gables at Green Oaks (City Council District 1). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation to rezone 12.21 acres from Multi-Family-2 (MF-2) District to General Retail-1 (GR-1) District. The 12.21-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Martin Schelling, Conifer Real Estate and the owner is Dennis Rainosek, Gables Realty LTD.

Mrs. Thomas stated this zone change request has been evaluated against the GR-1 zoning dimension requirements. Subsequent development will have to meet the minimum requirements of the GR-1 district. On October 22, 2015, the Development Review Committee (DRC) recommended approval of the zone change for this property subject to staff's recommendations and conditions.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015

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

Martin Schelling with Conifer Real Estate, 260 Miron Drive, #18, Southlake, 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 Z151001/CP151001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #21 – SU151003/S151003 - Specific Use Permit/Site Plan - CST Corner Store (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a specific use permit and site plan to construct and operate a convenience store with gasoline sales and a single-bay automatic car wash. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. Applicant is John Measels, John Thomas Engineering and the owner Kris Ramji, Victory @ Lake Ridge LLC.

Mr. Hinderaker stated CST Corner Store seeks to construct and operate a 4,650 sq.ft. convenience store w/gasoline sales and a 1,025 sq.ft. single-bay automatic car wash. The proposal also includes the construction of a seven island gas pump service area w/canopy, a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The subject property's underlying zoning, PD-283, allows for all uses permitted in the General Retail District of the UDC. In accordance with Article 4 of the Unified Development Code, a convenience store w/gasoline sales is permitted in the General Retail District with an approved specific use permit. A self-service car wash is also permitted in the General Retail District with an approved specific use permit. 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. Hinderaker stated access to the subject property will be from two new driveway locations – one on Lake Ridge Parkway and another on Camp Wisdom Road. As the subject property is part of larger general retail tract totaling approximately 14.4 acres, these access points and driveway

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

are being established as mutual-access easements to ensure that there is legal access to the balance of the future general retail development and to also limit the necessity for additional access drives onto these arterial streets to each individual future development. Access to the single-bay automatic car wash is internal to the site only. The proposal includes six vehicle queuing spaces and two vacuum parking spaces. While two of the queuing spaces do block four of the proposed parking spaces adjacent to the car wash, the proposal's total parking exceeds the minimum required parking by fifteen spaces. The applicant has indicated that these spaces will be used by employees if queuing of the car wash routinely is full.

Mr. Hinderaker stated all four facades of the convenience store are proposed to be clad in 100% masonry materials, excluding doors and windows. The applicant proposes using a veneer-wall construction utilizing a mix of integral-colored concrete simulated stone (cast stone) and thin brick. All four facades include metal awnings, which staff considers an architectural accent feature and not a true part of the façade material calculations. However, the percentage of metal incorporated into the facade is less than 10% on each façade and is therefore meeting the standards of the underlying zoning district. The roof will be covered with silver standing seam metal roof system. As proposed, an appeal of the minimum required roof pitch and vertical articulation on the west façade will be necessary. The car wash building will also be clad in 100% masonry, excluding the automotive exit and entrance of the car wash and one personnel service door. The building does not contain any windows. The color of this building will mirror the convenience store. Due to the small size of the building, the city's articulations standards do not apply. As proposed, the building does not contain the necessary 8:12 roof pitch or 36" roof eave overhang, nor the minimum amount of accent masonry required by Appendix F of the UDC which requires a minimum of 25% accent stone. The applicant is proposing a range of 10% to 13% accent stone. An appeal of these noted standards will be necessary. The proposed canopy over the seven gas-pump island will match the architectural style of the convenience store and car wash. The support posts are proposed to be clad in the same masonry material. The proposed canopy will have a pitched 4:12 roof, which staff supports. Staff is not supportive of the 8:12 pitch roof requirement of PD-283 for the car port and therefore has approved this deviation administratively and therefore not noted this change as an appeal.

Mr. Hinderaker stated the landscape and screening requirements of the subject site are governed by the PD-283, Article 8 (as General Retail) of the UDC, and Section 4 of Appendix F of the UDC as shown below. Screening is not proposed or required as there is no residential adjacency or proposal for outdoor storage, which are triggers for screening requirements. The landscape plan contained in the Planning and Zoning Commission packet is an out of date plan based on an earlier submission. The landscape buffer and the majority of the landscape elements will remain unchanged. While the following analysis is based on this outdated plan, which meets or exceeds the minimum standards, the applicant understands and has agreed to submit a revised plan that will also meet or exceed the minimum standards. Note: The revisions are necessary due to a realignment of the two access drives that from the north and east sides of the property. The applicant is proposed to build a 13ft. x 23ft. (outside dimension) masonry dumpster enclosure

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015

that will be clad in the same masonry materials as the convenience store and car wash. The enclosure conforms to city standards.

Mr. Hinderaker stated the applicant is not proposing to have any outdoor storage of product or materials except for the typical 20-lb propane sale & exchange rack and an ice machine, which will both be set adjacent to the store building. No other storage of storage or display of product is proposed or considered as part of this review. The west façade of the convenience store does not meet the minimum articulation standards of the PD-283 or Appendix F of the UDC. The convenience store contains a 5:12 pitch roof and the carwash a 6:12 roof pitch. PD-283 requires an 8:12 roof pitch. The he car wash does not have the required 36" roof overhang as stipulated in PD-283

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

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

Jared Westmorland, 800 W. Airport Freeway, 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 SU151003/S151003 as presented by staff granting the applicants appeals, and the applicant work with staff on the Roof Eave Overhang. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #22 – SU151102/S151101 - Specific Use Permit/Site Plan - J&E Masonry (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a Specific Use Permit/Site Plan permitting the operation of masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The proposal includes the construction of three new buildings totaling approximately 12,300 sq. ft. and two new covered storage areas totaling approximately 6,000 sq. ft. The property, zoned Light Industrial (LI) District and located within the S.H. 161 Corridor Overlay District, is addressed as 3501 Roy Orr Blvd. The property is generally located east of Roy Orr Blvd. and south of Rock Island Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Clay Hunt, J&E Masonry.

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

Mr. Hinderaker stated J & E Masonry, a commercial masonry contractor, seeks to relocate its headquarters and business operation to the subject property. 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 house the company's administrative offices and be the primary base of operations for the company, including the dispatch of equipment and employees to job sites, storage of equipment and supplies, and storage of over-flow or unused masonry products. The outdoor storage of materials will consist of masonry products such as, but not limited to, brick and block stone, that will be stacked on pallets and banded into cubes. Outside storage will also be utilized for weather resistant tools and equipment such as scaffolding, mortar/concrete mixing machines, masonry saws, steel reinforcing wire, forklifts, trailers, concrete pumps, and other masonry equipment. No storage or use of chemicals on-site is proposed. The applicant intends to develop the property in two phases. Phase I of the proposal includes the construction of three new buildings totaling 12,384 sq. ft. and two new covered storage areas totaling approximately 6,000 sq. ft. The largest building is proposed to be located at the front of the property adjacent to Roy Orr Boulevard will be used for administrative office space only. The other two buildings, Building B @ 4,800 sq. ft. and Building C @ 1,200 sq. ft., will be used to house sensitive tools and materials. Phase I also includes the proposed construction of an seven foot tall masonry screening wall along Roy Orr Boulevard, an eight foot tall wood screening fence along the north and south property lines, a chain link fence along the east property. The proposal also includes the construction of a dumpster enclosure, concrete parking, drive aisles, and operational area, and landscape improvements. Final, as part of the Phase I operations, the applicant is seeking the ability to utilize gravel on approximately 53,000 sq. ft. of the rear half of the property. Phase II includes the concrete paving of the approximately 53,000 sq. ft. of the rear half of the property.

Mr. Hinderaker stated in accordance with Article 4 of the Unified Development Code, the proposed Contractor Shop w/Outside Storage and Heavy Equipment is permitted in the Light Industrial District with an approved specific use permit. 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 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. Hinderaker stated access to the subject property will be Roy Orr Boulevard. The applicant is proposing to pave the access drive, drive aisles, parking area, and the operational area with concrete per city standard, except for the operational area proposed as gravel in Phase I. This area would be paved as part of Phase II. In terms of parking, the applicant is proposing 17 striped parking spaces adjacent to the administrative office building. The UDC requires a minimum of 26 striped parking spaces. The property has sufficient room to add these additional parking spaces, and staff recommends that they be added to the project as a condition of approval. All four facades of the administration office building are proposed to be clad in 100% brick veneer. The east elevation includes a covered parking area over the proposed eleven parking spaces east of this building. Buildings B and C also have a covered canopy area attached to them. Both

## **PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015**

Buildings B & C are clad in primarily masonry materials: however, these two buildings include a partial metal wall under their respective canopy areas. However, the percentage of metal used on each building is approximately 15%, which is less than the 20% allotted for the use of E.I.F.S in the overlay district. Staff finds that the metal is an acceptable alternative in this application as the area in questions is covered by the canopy and cannot be seen from the street, all three buildings have pitched roofs. Building A will have a 2:12 pitch roof. Pitch dimensions were not provided for Buildings B & C, but each appears to be slightly less the 2:12. The UDC does not regulate roof pitch in the Light Industrial District.

Mr. Hinderaker 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. A sidewalk will also be required along Roy Orr Boulevard unless waived by the Grand Prairie Transportation Director. 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 seven foot tall masonry screening wall thirty feet back and along Roy Orr Boulevard with a proposed sliding access gate set back 115 ft. from the flow line of the street. The applicant proposes to construct an eight foot tall wood fence w/galvanized metal posts along the south and north property lines. Finally, the applicant proposed to construct an eight foot tall chain link fence along the east property line. The chain link fence does not meet the minimum screening standards of the UDC.

Mr. Hinderaker stated the applicant is requesting the ability to utilize the un-paved portion of the storage yard, prior to the implementation of Phase 2, which is to concrete the balance of the storage/operational yard to city standards. The applicant is requesting an appeal of the requirement for the use of at least 15% accent stone on the Articulation Zone. The applicant is requesting an appeal of the Type 3 fence along the east property line.

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

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

Matt Moore with Claymoore Engineering Inc., 1903 Central Drive, Bedford, TX was present representing the case and to respond to questions from the Commission.

Chairperson asked if any of the masonry would be stored on top of the gravel area.

Commissioner Moser asked if the storage area would work on a 50ft paved ring around the area until Phase 2 is implemented.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 2, 2015

Clay Hunt with J&E Masonry, 7449 Airport Freeway, North Richland Hills, TX stepped forward in support of this request.

Commissioner Spare asked if they only work with all brick.

Mr. Hunt replied they work with all different kinds of masonry.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU151102/S151101 as presented and recommended by staff with the provision that a 50 ft. ring concrete pad be put in place around the existing concrete to be used for storage. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: **8-0**

Motion: **carried.**

Citizen Comments: None

Commissioner Moser moved to adjourn the meeting of November 2, 2015. The meeting adjourned at 8:50 p.m.

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Tommy Garrett, Chairman

ATTEST:

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Joshua Spare, Secretary

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