

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 6, 2012**

### AGENDA PUBLIC HEARING ITEM: #9-Z120801/SU120807, Zoning Change/Specific Use Permit, 2389, 2361, 2357, 2325 W. Jefferson Street (City Council District 1).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from Light Industrial (LI) and Commercial Office (CO) District to a Planned Development (PD) District for all uses allowed in Light Industrial (LI) District plus a Specific Use Permit for accessory auto parking and outside storage on 1.154 acres. The subject property is zoned Light Industrial (LI) District and Commercial Office (CO) District and located within Central Business District One (CBD-1) Overlay District. The property is generally located on W. Jefferson Street east of S. Great Southwest Parkway. The owner/applicant is Grand Prairie LLC.

Mr. Barkman stated the existing business L&W, Inc./Grand Prairie LLC will continue to function as a manufacturing facility for automotive parts. The facility was originally developed as Central Industrial Supply (CIS) on the south side of W. Jefferson Street between Worthway Drive and Royal Avenue and on the east side of Royal Avenue spanning two blocks. Buildings located on the western parcel are a mix of older masonry construction with some metal siding. Buildings east of Royal Avenue are constructed of masonry and appear to have been constructed in the 1940's and 50's. Both parcels are completely paved and there is little landscaping except small areas of grass.

Mr. Barkman stated the applicants are proposing to demolish the central building section of the western parcel and rebuild a new structure. They will plan to completely demolish the buildings on the east side of Royal Avenue and redevelop it as a consolidated parking area for all of their employees.

Mr. Barkman said in conjunction with the proposed demolition and renovation work the applicant has agreed to upgrade the northern facade of the buildings facing W. Jefferson Street in compliance with Central Business District Two (CBD-2) Overlay requirements. The applicant is also proposing the addition of street trees, shrubbery and ground cover on the northern facade of the new addition. Additional landscaping will be added along the northern side of the proposed parking lot on private property. The parking lot will include parking islands of trees and landscaping as required by city ordinance.

Mr. Barkman said currently the outside storage is located on the south side of the western parcel. The reconfiguration of the site will involve the relocation of the outside storage to the southern most paved areas on the eastern block. It will be screened from the Single family-Four (SF-4) District immediately south by a new six foot high masonry screening fence. All outside storage will be limited in height to one foot below the top of the six foot masonry screening fence. Masonry screening fence will also be installed adjacent to the Single family-Four (SF-4) District immediately south of the existing development.

Mr. Barkman stated the Development Review Committee recommends full approval of this request as no appeals to the Unified Development Code are being requested by the applicant.

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

Assistant City Attorney Steve Alcorn noted the following names were present representing the case and to respond to questions from the Commission.

Wayde C. Hoppe with Grand Prairie LLC, 47032 McBride Ave., Belleville, MI 48111  
Mark Ward, 2389 W. Jefferson Street, Grand Prairie, TX  
Jeff Ward, 2375 W. Jefferson Street, Grand Prairie, TX

There being no questions or further discussion on the case, Commissioner Gray moved to close the public hearing and recommend approval of case Z120801/SU120807 as presented by staff. The action and vote being recorded as follows:

Motion: Gray

Second: Moser

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

Nays: None

Approved: **9-0**

Motion: **carried.**