



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 5, 2014**

COMMISSIONERS PRESENT: Chairman Tommy Garrett, Vice-Chairperson Cindie Moss, Secretary, Carol Ann Adams, Commissioners, Ed Gray, Phil Philipp, Lynn Motley, Bill Moser, and Joshua Spare.

COMMISSIONERS ABSENT: Joe Arredondo

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

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

Commissioner Moser gave the invocation.

CONSENT AGENDA ITEMS: disapproval of plats without prejudice for the following agenda-items: #1- P140601 – Riverpoint Industrial Addition and P140602 – Wildlife Commerce Park, Lot 2.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of April 7, 2014.

CONSENT AGENDA:

Item #3 – RP140501 - Replat - Sheffield Village Phase 4 (City Council District 4). Consider a request for approval of a Final Plat creating one (1) lot on 6.66 acres. The property, located at 3015 W. Interstate 20, is zoned Planned Development 140 (PD-140) and is located within the I-20 Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Peter Phillips, GPrairie Concorde Investment.

Item #4 - P140403 - Final Plat - Warrior Trail Business Park (City Council District 3). Consider a request to approve a Final Plat creating an eight (8) lot commercial subdivision with one (1) non-buildable storm water detention out lot on 7.71 acres. The property is addressed as 2902 S. Beltline Road and is located east of S. Beltline Road, zoned General Retail (GR) District. The owner is Charles Edwards, PAACO Holdings LLC and the applicant is Angela Ramsey, Davis & McDill Inc.

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AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #5 – S140501 - Site Plan - Mira Lagos East Phase 2, Item #6 - S140502 - Site Plan - Villas Grand Prairie - 2255 Arkansas Lane, and Item #7 - SU140504/S140507 - Specific Use Permit/Site Plan – TRWD.

(The above items are not public hearing items).

Motion was made to approve the consent agenda item regarding the Disapproval of Plats without Prejudice for cases P140601, and P140602, approve the minutes of the April 7, 2014 Planning and Zoning Commission meeting, approve consent agenda cases RP140501 and P140403, and postponed cases S140501, S140502, and SU140504/S140507. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moss

Second: Gray

Ayes: Adams, Garrett, Gray, Moss, Moser, Motley, Philipp and Spare

Nays: None

Approved: 8-0

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #8–S140503 - Site Plan - Grand Prairie Apartments - Highway 360 and Outlet Parkway (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Site Plan for a multi-family residential development. The 17.49 acre property, located at the NE corner of SH 360 Service Road and Outlet Parkway, is zoned Planned Development 343 (PD-343) and is within the SH 360 Corridor Overlay District. The agent is David West, Ventures Development Group and the owner is George Watson, Twenty Three Sixty, LTD.

Mr. Hinderaker stated the applicant is seeking site plan approval to build a multi-family residential apartment on 6.82 acres of a 17.49 acres property. Approximately 10.67 acres of the project site is within a designated flood plain and will not be developed. Improvements include: a 280,000 square foot, three-story wood framed and masonry clad apartment building with 247 residential dwelling units, a 3-level, 200 parking space, pre-cast parking structure with direct access to secured building corridors leading to all apartment units, a club house and leasing office, open air courtyards, jogging trail, dog park, landscaping and perimeter fencing with security gates. All of the apartment units will have open floor plans, 9 foot ceilings, center island kitchens, granite countertops, stainless steel or black appliance packages, and full sized washers and dryers. Select apartments will also have garden tubs.

Mr. Hinderaker stated of the total 247 residential dwelling units, there are 136 one-bedroom units, 103 two-bedroom units, and 8 three-bedroom units. The one-bedroom units range in size from 650 sf. to 850 sf., the two-bedroom units range in size from 900 sf. to 1,200 sf., and the three-bedroom units range in size from 1,250 sf. to 1,375 sf. PD-343 requires that all one-

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bedroom units to be at least 650 sf. and two bedroom units to be at 900 sf. The minimum unit size of three-bedroom units defaults to the UDC MF-2 standard of 1,000 sf. The site plan conforms to these minimum unit size standards. Access to each apartment unit is via hall corridors within the building. The hall corridors also provide internal access to the parking garage on each level at multiple locations.

Mr. Hinderaker stated staff recommends approval of the site plan subject to Development Review Committee comments.

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

David West and Sean Siebert with Ventures Development Group, 7934 Wrenwood Boulevard, Suite A, Baton Rouge, LA, and were present representing the case and to respond to questions from the Commission.

Dylan Tyler Blackshear, 5339 Alpha Road, Suite 300, Dallas, TX was also present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case S140503 for a multi-family residential development as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Moss

Ayes: Adams, Garrett, Gray, Moss, Moser, Motley, Philipp and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #9-S140505 - Site Plan - Wildlife Commerce Park (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a site plan to construct a 315,000-square-foot speculative warehouse building. The 17.52-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses and is partially within the Belt Line Corridor Overlay Districts. The owner/applicant is Richard Nordyke, O'Brien Architecture.

Mr. Hinderaker stated the 17.52-acre property is undeveloped. Five access points are provided; Three to Wildlife Parkway and two to the road along the western property line. The site will be developed with a 315,000-square-foot speculative industrial building with associated parking. Article 10 indicates the parking requirement for "distribution center, warehouse or storage) is

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one space per 5,000 square feet of plus 20% not to exceed 115% of what is required. A total of 83 parking spaces are required for the proposed site; however, 96 parking spaces can be provided. A total of 177 parking spaces are indicated which is 81 parking spaces above the requirement and inconsistent with the provisions contained in Article 10. Article 10 requires five loading spaces with dimensions of 12 feet wide and 65 feet long be provided with this development. Many loading spaces have been provided along the south side of the building, however, they are 17 feet wide by 50 feet long. These spaces do not meet the minimum requirements of Article 10.

Mr. Hinderaker stated the development agreement included landscape requirements. The landscape within the development area will be provided in three phases. Phase I of the overall landscape plan, as indicated on the landscape plan, will be installed with the development of the building. Phase II of the landscape plan, as indicated on the landscape plan, will be installed after the widening of Wildlife parkway. Phase III of the landscape plan, as indicated on the landscape plan, will be installed after the reclamation is complete.

Mr. Hinderaker stated the Development Review Committee recommended approval of proposal as presented.

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

Will Muninger with Crow Holdings, 3819 Maple Avenue, Dallas, TX was present representing the case and to respond to questions from the Commission.

Bill Henderson, 917 S.E. 5th Grand Prairie, TX stepped forward in opposition to this request. Mr. Henderson stated his family has been in Grand Prairie for a long time and has been a residence his entire life. Mr. Henderson stated he does not understand how entertainment and industrial uses are compatible under the current zoning, and asked where the exits and entrances would be located. Mr. Henderson said if we keep allowing industrial development in this area nothing else will ever come into the entertainment district.

Commissioner Motley asked staff speak on Mr. Henderson's concerns.

Mr. Hinderaker stated the land use map allows for a range of uses in this district, including industrial buildings.

Commissioner Moser noted the access onto this property would be along Wildlife Parkway and there is currently a developer's agreement in place that was approved with the zoning.

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There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case S140505 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Adams, Garrett, Gray, Moss, Moser, Motley, Philipp and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #10-SU140401/S140403 - Specific Use Permit/Site Plan - Wendy's at 2964 W. Camp Wisdom Road (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-thru. The 1.61-acre Property, zoned Planned Development District-114A (PD-114A), is located at 2951 and 2960 W. Camp Wisdom Road. The agent is John Measels, John Thomas Engineering, the applicant is The Wendy's Company, and the owner is Kelly Hampton, Life in the Fast Food Lane.

Mr. Hinderaker stated the 1.61-acre property is undeveloped. Two access points are provided; one to Magna Carta Boulevard and one to Camp Wisdom Road. The site will be developed with a 3,245-square-foot restaurant with associated parking. Article 10 indicates the parking requirement for restaurants is one space per 100 square feet of designated dining and waiting area, including outdoor dining areas. The site plan indicates the area devoted to dining in the building is 1,452 square feet plus 323 square feet in patio space outside of the building; 1,775 square feet total. The statement of operation indicates the dining room will be open from 9:00 a.m. to 10:00 p.m. Monday through Sunday. The drive-through window will be open from 9:00 a.m. to 2:00 a.m. Monday through Sunday.

Mr. Hinderaker stated the elevations as proposed are inconsistent with the UDC requirements. The UDC requires façades to be 100% masonry, excluding doors and windows. The applicant is proposing brick, tile, and aluminum corrugated metal. No façade proposed contains 100% masonry. An appeal has been requested to permit construction as depicted on the elevation plan.

Mr. Hinderaker stated the site plan does not comply with all of the minimum landscape requirements set forth in the UDC. Three street trees are required along Camp Wisdom Road. The landscape plan does not depict street trees along Camp Wisdom Road. Staff has included a condition of approval which requires the landscape plan to meet all applicable requirements of the UDC to address this requirement.

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Mr. Hinderaker said the UDC requires buildings such as those proposed have façades with 100% masonry. The applicant is requesting permission to construct the building with bricks, tile, and aluminum corrugated metal instead of 100% masonry.

Mr. Hinderaker stated the DRC recommends approval of the request for a Specific Use Permit to allow construction and operation of a restaurant with drive through window, subject to the following conditions:

1. The site plan shall be consistent with all regulations in the UDC as amended.
2. An appeal to the 100% masonry requirements to allow the elevations contained in Appendix “B” of the ordinance is approved by the City Council. The restaurant shall be constructed consistent with the City Council approved elevations.
3. The landscape plan shall comply with all applicable landscape requirements contained in the UDC, as amended.
4. Signage shall comply with the provisions set forth in the UDC, as amended.
5. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU140401/S140403.
6. Operations must be in compliance with the TDSHS – Texas Food Establishment Rules and local ordinances regarding foot service.

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

Andre Sutiono with John Thomas Engineering, 800 N. Watters, Suite 170, Allen, TX was present representing the case and to respond to questions from the Commission.

Walter Boyd, 2964 W. Camp Wisdom, Road, Grand Prairie, TX and Irma Reiner, 703 Ashley Court, Highland Village, TX were present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case SU140401/S140403 for a restaurant with drive-thru as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Adams, Garrett, Gray, Moss, Moser, Motley, Philipp and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

At this time Commissioner Moser recuse himself from the Commission due to a conflict of interest on cases SU140501/S140504 and SU140502/S140506.

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AGENDA PUBLIC HEARING ITEM: #11-SU140501/S140504 - Specific Use Permit/Site Plan - Golden Chick (Equestrian Lane) (City Council District 6). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a specific use permit and site plan to construct and operate a restaurant with drive through. The 8.02-acre property, located at 3060 Equestrian Lane, is zoned Planned Development 114A (PD-114A) district and is within the S.H. 360 Corridor Overlay District. The owner/Applicant is Chase Debaun, AeroFirma Corp.

Mr. Hinderaker stated the 8.02-acre property is unplatted and undeveloped. A specific use permit to allow the drive-through restaurant is proposed for approximately 0.91 acres of the 8.02-acre property. Access to this portion of the property will be provided through the use of two existing mutual access points; one from Equestrian Lane and one from S.H. 360. The site will be developed with a 2,165-square-foot restaurant with drive through and associated parking. Article 10 indicates the parking requirement for a restaurant is one space per 100 square feet of building area devoted to dining; including outside dining areas. A total of 13 parking spaces are required for the proposed site; 45 parking spaces have been provided.

Mr. Hinderaker noted the Corridor Overlay District Design Standards of the UDC requires primary façades to be 100% masonry, excluding doors and windows. The northern, southern, and western elevations are primary façades. The applicant is proposing masonry composition consistent with the recently approved Golden Chick restaurant.

Mr. Hinderaker stated Appendix F of the UDC requires roof-mounted equipment to be shielded from view by a parapet wall on all primary and secondary façades; in this case, all façades. Buildings less than 6,000 square feet are required to have a parapet that extends above the roof line 42 inches in height with no top mechanical equipment being installed within five feet of the nearest perimeter wall. The elevations do not graphically depict the roof mounted equipment and they do not call out the parapet wall height so Staff is unable to determine whether the roof mounted equipment will meet these provisions. Additionally, Staff has included a condition of approval which requires the landscape plan to meet all applicable requirements of the UDC to address deficient landscape plan requirements.

Mr. Hinderaker stated staff is recommending a condition of approval that specifically requires the applicant to submit applications for sign permits and meet all applicable sign requirements.

Mr. Hinderaker stated a pole sign is proposed as part of this development. Appendix F of the UDC does not permit individual pole signs. A monument sign is permissible at this location but not a pole sign. The applicant has expressed a desire to construct a multi-tenant sign instead of a pole sign, however, no plans to that affect have been submitted. Staff is not supportive of a pole sign at this location.

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Mr. Hinderaker stated the Development Review Committee recommended approval of the restaurant with drive through subject to conditions:

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

Rod Debaun, 516 Estate Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Mickey Powell, 2341 S. Belt Line Road, Grand Prairie, TX and Don Goldsmith, 23 Heritage Court, Grand Prairie, TX, were also present in support of this request.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and recommend approve case SU140501/S140504 for a restaurant with drive through as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moss

Ayes: Adams, Garrett, Gray, Moss, Motley, Philipp and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #12-SU140502/S140506 - Specific Use Permit/Site Plan - Self Storage Facility (Equestrian Lane) (City Council District 6). Senior Planner Denice Thomas presented the case report and a Power Point presentation for approval of a specific use permit and site plan request to operate a self-storage facility. The 8.02-acre property, located at 3060 Equestrian Lane, is zoned Planned Development 114A (PD-114A) district and is within the S.H. 360 Corridor Overlay District. The owner/applicant is Chase Debaun, AeroFirma Corp.

Mrs. Thomas stated the applicant is proposing construction of a 410-unit self-storage facility with 77 recreational vehicle and boat storage spaces on a 6.45-acre portion of an 8.02-acre unplatted property in PD-114A. A specific use permit to allow the storage facility is proposed for approximately 6.45 acres of the 8.02-acre property. Access to this portion of the property will be provided through the use of one existing mutual access point from equestrian lane, and two access points from Magna Carta Boulevard. The site will be developed with 12 – single story storage buildings containing 410 individual units with an area of 64,900 square feet. The proposal also includes 77 recreational vehicle and boat parking spaces. Article 10 indicates the parking requirement for mini-warehouse is a minimum of six parking spaces; 16 parking spaces have been provided.

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Mrs. Thomas stated the applicant has expressed a willingness to meet all UDC, Appendix F, and S.H. 360 Corridor Overlay requirements. The proposed design will have wall segments join with the building façade to create a barrier with gated openings for egress. The Corridor Overlay District Design Standards in the UDC requires primary façades to be 100% masonry (brick or stone), excluding doors and windows. Appendix F requires a primary façade to have offsets, architectural interest, and openings. The primary façades for this development are along Magna Carta Boulevard and Equestrian Lane.

Mrs. Thomas stated the landscape plan does not comply with the landscape requirements contained in Article 10 of the UDC. Some of the proposed trees are less than three caliper inches, a 30-foot landscape buffer along Magna Carta Blvd. and Equestrian Lane has not been provided, a screen is being provided with wall segments that are tied into building façades; however, the plan does not indicate if the wall is brick or stone.

Mrs. Thomas stated five-foot-wide sidewalks are required along Magna Carta Lane and Equestrian Lane. The plans depict four-foot-wide sidewalks. Staff has included a condition of approval, which requires the landscape plan to meet all applicable requirements of the UDC to address deficient landscape plan requirements.

Mrs. Thomas stated the Development Review Committee recommended approval of the storage facility subject to the following conditions:

1. The property shall be platted prior to issuance of any building permits.
2. The site plan, landscape plan, and elevations shall be revised to be consistent with site plan, elevations (corridor design standards), and landscape requirements adopted in the UDC, Appendix F, and the S.H. 360 Corridor Overlay District; provided appeals expressly approved by motion supersede conflicting provisions contained in the UDC, Appendix F, and the S.H. 360 Corridor Overlay District.
3. Walls and fencing shall be masonry as defined by the UDC (fired brick or stone); unless a substitute material is expressly approved by a motion of the City Council.
4. The project approval is subject to the Development Review Comments contained in Attachment 1 of this staff report.

Commissioner Spare asked in staffs opinion would this type of use be compatible for this location.

Mr. Crolley stated there have been several discussions with the applicant on this tract, which is a second tier site and believes this use is appropriate for this location.

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

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Rod Debaun, 516 Estate Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Debaun stated this use would have a very low impact to the surrounding area/neighborhood. Mr. Debaun said he would comply with staff's requirements/conditions.

There being no further discussion on the case, Commissioner Moss moved to close the public hearing and recommend approve case SU140502/S140506 to operate a self-storage facility as presented by staff. The action and vote being recorded as follows:

Motion: Moss

Second: Adams

Ayes: Adams, Garrett, Gray, Moss, Motley, Philipp and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #13-SU140503 - Specific Use Permit - Asia Times Square Banquet Room (City Council District 4). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Specific Use Permit to operate a large event facility for weddings, birthday parties, training events and other gatherings of up to 1,000 people within the Asia Times Square Phase II complex. The property, located at 2625 W. Pioneer Parkway, is zoned Light Industrial (LI) District. The owner/applicant is Steve Loh, LGSW Capital Investment.

Mr. Hinderaker stated the applicant proposes to operate an upscale ballroom and banquet facility with a 1,000 person capacity within Asia Times Square Phase II. The event center will be used to host weddings, anniversaries, birthday parties, conferences, seminars, dances, conferences, seminars, training classes, and other social events and gatherings of people. The proposed 12,369 sf. event center is located within a portion of the Asia Time Square Phase II retail facility. The entire retail facility consists of 129,157 sf. under roof with a primary concourse or hallway that provides direct interior access to the numerous retail sales and service shops, including restaurants, located within mall. The same concourse will provide access to the event center. The event center will occupy 9,690 sf. of floor space of the retail facility. The event center will also have a 2,679 sf. second floor mezzanine overlooking the first floor. A large two-sided staircase provides access to the mezzanine. The facility will be wired with a Cisco WIFI system to accommodate convention and training classes. The event center is designed to hold up to 1,000 persons and is capable of hosting up to three individual parties simultaneously through the use of moveable room dividers. Movable tables, seating, and dance floor will be provided to ensure flexibility in desired room setup. Restrooms are located near the entrance of the event center. No changes to the exterior of the Asia Time Square Phase II are proposed.

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Mr. Hinderaker stated the event center will not have a stand-alone kitchen or bar; however, all food and drinks will be catered by the proposed abutting restaurant to be owned and operated by the applicant. The Dim Sum restaurant will occupy 6,880 sf. of the retail facility and will have a full commercial kitchen and bar. Since On-premise sale and consumption of alcohol is permitted in restaurants with bars over 5,000 sf., the applicant requests that this restaurant and bar be included in this specific use permit to enable the event center to offer a full cash bar during special events. However, should this restaurant close for any reason, alcohol sales will not be permitted in the event center until the restaurant is up and running again and in full conformance with all rules and regulations of the city and state. The applicant further requests, should the abutting restaurant close, that food service from other providers and BYOB be permissible at the event center until such time as the restaurant/bar is reopened.

Mr. Hinderaker stated no changes to the existing access or parking to the Asia Times Square Phase II development are proposed. The retail facility currently has a total of 769 parking spaces. The event center requires 333 parking spaces and the balance of the facility requires 328 parking spaces for a total of 661 required parking spaces. Staff did suggest, based on the uniqueness of the event center and the potential for changes in uses in the balance of the retail facility, that a parking and traffic circulation study would be beneficial; however, the applicant opted not to provide one as additional abutting land that the applicant owns is available if additional parking is necessary. Based on the proposed uses provided by the applicant, the existing number of parking spaces exceeds the minimum required parking by 108 spaces.

Mr. Hinderaker stated in addition to the necessary service staff, based on the size and type of event, the event center will hire one or two employees to provide customer service and booking of events. The facility will be open for operations from 8:00 AM to 12:00 PM (Midnight), seven days per week.

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

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

Matthew Loh, 2625 W. Pioneer Parkway, 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 recommend approve case SU140503 for an event facility as presented by staff. The action and vote being recorded as follows:

Motion: Moser
Second: Adams

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Ayes: Adams, Garrett, Gray, Moss, Moser, Motley, Philipp and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #14-Z140501 - Zoning Change - 1309 S Belt Line Rd (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation to rezone property from Single Family 3 (SF-3) district to Planned Development District for commercial uses. The 1.83-acre property, located at 1309 S. Belt Line Road, is zoned Single Family 3 (SF-3) district. The owner/applicant is Erica Armendariz.

Mr. Hinderaker stated the proposed use is a new commercial office for an insurance company and the continued use and operation of the daycare facility as approved by Specific Use Permit No. 177 via Ordinance No. 2448 by City Council on July 17th 1973.

Mr. Hinderaker stated the subject property consists of 1.83 acres, an approximate 5,800 square foot single story building (the existing day care facility), two accessory storage buildings, a chain-link fenced playground with playground equipment, mature landscaping, and two parking lots – one in the front yard and one behind the primary building. The front yard parking lot is located on the east side of the day care facility along S. Belt Line Road. It consists of 9, asphalt paved, parking spaces and drive aisle. Adjacent to the asphalt lot is a gravel parking area. The rear parking lot is located behind of the day care facility and consists of an asphalt paved driveway and a number of unstriped parking spaces. The property is not platted. However, platting will be required prior to the issuance of any new permits for the construction of any new buildings. A Certificate of Occupancy for a Daycare Center was issued to the current owner on July 11, 2012. The property owner subsequently partitioned off approximately 800 square feet of the day care facility and converted the area into a separate commercial office space. The converted commercial office space is occupied by a Nationwide Insurance agency, which is also owned and operated by the applicant. To finalize the building permit process and obtain the necessary C/O for the commercial office conversion from Grand Prairie Building Inspections, the applicant is now seeking the zoning change approval from SF-3 to Planned Development for commercial uses. Daycare facilities are permitted in all zoning districts with an approved specific use permit and commercial offices use are permitted by right in the commercial zone district, but not in the SF-3 residential zone district.

Mr. Hinderaker stated the day care facility and commercial office space are and will be separate and independent uses. While the two uses occupy the same building, each has a separate entrance into the building and there are no internal access points or doorways between the two uses. The commercial office hours will be from 9:00 AM to 5:30 PM, Monday – Friday and by appointment on Saturday and Sunday. Employee parking is located in the back parking lot and customer parking in the front parking lot. The applicant proposes to add a sidewalk from the front parking lot to the entrance of the commercial office. No other changes to the property are

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proposed. The applicant is requesting relief from the screening fence and dumpster enclosure requirements due to the fact that the proposed commercial use will occupy only a small portion of the existing day care facility and that no exterior changes, other than signage, are proposed.

Mr. Hinderaker stated the Development Review Committee recommends approval of the requested zoning change, with noted appeals, from Single Family-Three (SF-3) District to Planned Development for commercial uses.

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

Erica Armendariz, 1309 S. Belt Line Road, 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 Philipp moved to close the public hearing and recommend approve case Z140501 as presented by staff. The action and vote being recorded as follows:

Motion: Philipp

Second: Moser

Ayes: Adams, Garrett, Gray, Moss, Moser, Motley, Philipp and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**

Citizen Comments:

Commissioner Motley moved to adjourn the meeting of May 5, 2014. The meeting adjourned at 8:15 p.m.

Tommy Garrett, Chairman

ATTEST:

Carol Ann Adams, Secretary

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