



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 4, 2015**

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

COMMISSIONERS ABSENT: Joshua Spare

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.

Commissioner Moser gave the invocation.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items: P140601A – Riverpoint Industrial Addition, Lots 1, 2, & 3, Block A, P150601 – Wal-Mart at Park Place, Lots 1-10, Block A, P150602 – Nutritran Addition, Lot 1, Block 1, P150603 – GSW Bardin, Lots 1-2, Block 1, P150604 – River Park 1100 Addition, Lot 1, Block 1, RP150601 – Wildlife Commerce Park Addition, Lot 2, Block 1, RP150602 – Dalworth Hills Revised, Lot 1-R, Block 1, and RP150603 – Trinity Crossing Addition, Lots 1-2, Block A and 5-J Addition, Lot1R1, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of April 6, 2015.

PUBLIC HEARING CONSENT AGENDA: Item #3- P150501 - Preliminary Plat - Smith I-20 Subdivision Addition (City Council District 4). Consider a request to approve a preliminary plat to create a 5-lot non-residential subdivision. The 12.29-acre property, zoned Planned Development 29 (PD-29) District, is located at the southwest corner Sara Jane Pkwy/Bob Smith Pkwy. Intersection and is within the I.H. 20 Corridor Overlay District. The applicant is Jimmy Fetcher, Adams Engineering and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

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Item #4 - P150503 – Final Plat - Great Southwest Phase II (City Council District 1). Consider a request to approve a final plat to create a two-lot non-residential subdivision. The 37.40-acre property, located at 2930 114th St., is zoned Light Industrial (LI). The agent is Stephen Crawford, Halff, the applicant is Mike Jones, and the owner is Larry Blair, Metro DFW No. 4, LP.

Item #5 - RP150501 - Replat - Vela Addition Revised, Lot 2-R, Block 1 (City Council District 3). Consider a request to approve a replat to combine two platted residential lots into one residential lot. The 0.62-acre property, located at 2302 and 2306 Avenue C, is zoned Single Family-4 (SF-4) district. The agent is Araceli Erazo, the owner is Rolando Erazo, and the surveyor is Steve Keeton, Keeton Surveying.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #6 - SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street.

(The above items are not public hearing items).

Motion was made to approve the consent agenda item regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P140601A, P150601, P150602, P150603, P150604, RP150601, RP150602, and RP150603, approve the minutes of April 6, 2015, and approve consent agenda cases P150501, P150503, and RP150501, and postponed case SU141101/S141101 to the June 1st PZ meeting. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moser

Second: Gray

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7-S150502 – Site Plan – Bush and Pioneer Centre (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Site Plan approval to construct and operate a 189,543 sq. ft. Walmart w/gasoline sales and a pharmacy drive-through as part of an 11-lot retail sales and services center known as the Bush & Pioneer Centre. 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 agent is Richard Underwood, Kimley-Horn and Associates, Inc. and the applicant is Michael Allan, Wal-Mart Real Estate Business Trust.

Mr. Hinderaker stated the property is bounded on the east by Robison Road and on the south by Arkansas Lane. The property is largely vacant and void of any existing improvements except for vegetation and the TP & L/TESCO 100' power line easement and existing high-voltage overhead

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power line running north/south through the middle of the property. The site layout attempts to minimize the impact of this easement by placing access roads, drive aisles, and parking spaces within the easement and underneath the power lines. Structures and tall landscaping are prohibited from being placed within the easement. The site plan will establish 11 commercial lots ranging in size from 0.70 acres to 19.6 acres. The largest lot, which is the site of the future Walmart supercenter, also includes all of the internal access roads that will provide connectivity between the various outlots and the public street system. The fuel lot, a 0.89 acre tract, and the Walmart tract, are the subject of this review. Development of the remaining 9 outlots shall be subject to additional site plan and other applicable review and approvals.

Mr. Hinderaker stated the applicant intends to develop a Walmart supercenter store that includes a pharmacy drive-through, auto tire sales/repair, and quick lube & tune services, as well as a gasoline sales outlot on a 20.49-acre portion of a 32.39-acre tract of land located at the northeast corner of Arkansas Lane and S.H. 161. The remaining 11.9-acres is zoned for Commercial District uses. Access to the site includes two new access points from S. H. 161 frontage road, equally spaced between Pioneer Parkway and Arkansas Lane. While TX Dot has final approval of these access points, no problems are anticipated. An additional two access points that require TX Dot approval are proposed from Pioneer Parkway. One of these access points currently exists and is located between the existing Grace Eye Clinic and the Pioneer Event Center located just west of the QuikTrip located on the hard corner of Pioneer Parkway and Robison Road. The second access point is located approximately 360 feet from the S.H. 161. Only one access point is proposed on Robinson, which currently exists as well. Lastly, a single access point is proposed along Arkansas Lane. This access point is located approximately 550 feet from S.H. 161.

Mr. Hinderaker stated the Walmart tract contains all of the on-site internal access roads. All of these internal access roads will be constructed as part of the build out of the Walmart supercenter and fuel outlot. The Walmart supercenter, while oriented to face S.H. 161, abuts Robinson Road. The store's primary parking lot is located in front of the store. Additional parking is located along the north and south side of the building. As mentioned above, there is an existing 100' power line easement that runs through the center of the property. The site layout attempts to minimize the impact of the easement placing access roads, drive aisles, and parking spaces underneath the easement. Retail sales uses require one parking space per 275 square feet. Based on this parking space standard, the proposed 189,543 square foot store would require a minimum of 690 parking spaces. Section 10.7.2 of Article 10 of the UDC limits the maximum number of parking spaces allowed for uses in buildings in excess of 30,000 square feet to no more than 115% of the minimum required parking spaces. Therefore the maximum number of permissible parking spaces for retail sales uses under this request is 794 spaces. The Walmart tract includes 759 parking spaces, including 29 handicapped assessable parking spaces. The typical parking space provided is identified as 18 feet deep by 9.5 wide which meet the minimum parking stall size requirement.

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Mr. Hinderaker stated the separate loading and unloading area is provided at the back of the building. This loading area conforms to the minimum standards of the UDC. In addition to the dock area located at the back of the building, the site plan includes an enclosed fenced area for the bale pallet recycling. This area is entirely screened from public view by a CMU fence along Robinson Road. In addition to the recycling area, the site plan includes plans to house storage containers that may be necessary to house seasonal and lay away items. As with the recycling area, the storage containers will be screened by the CMU wall along Robinson Road. A drive-through pharmacy lane is proposed along the north side of the building.

Mr. Hinderaker stated the proposed building elevations depict a masonry building made primarily of integral colored concrete masonry units, in this case all four building facades are considered primary, to contain both vertical and horizontal articulation as well as windows, parapets, canopies and visible roof structures. As proposed, the west elevation provides three main entrances into the building. The southernmost entrance accesses directly into the outdoor living area. This façade, less doors and windows, consists of 14,604 square feet, of which 75.9% consists of integral colored, split faced, CMU block; 8% stone and quickbrick; and 16.1% EFIS. The south elevation also provides access to the building's outdoor living area and automotive area. This façade contains 62.1% integral colored, split faced, CMU block; 19.8% stone and quickbrick; and 18.1% EFIS. The east façade is the back of house and it contains 75.9% integral colored, split faced, CMU block; 8.0% stone and quickbrick; and 16.1% EFIS. The north façade contains 63.9% integral colored, split faced, CMU block; 17.4% stone and quickbrick; and 18.7% EFIS. The building facades include variable height parapets, as well as, arch roof entrances features and substantial glazing on the west and south sides. The building facades each incorporates architectural interest with the inclusion of colored banding and numerous pilaster bump outs that break up the horizontal wall expanse. All façade except the east facade, which is the back side of the store, include arcades, covered walkways, awnings, or canopies which is in keeping with the standards of Appendix F.

Mr. Hinderaker stated the proposed 1,440 square foot gas-kiosk and fuel canopy, which includes a pitch-roof, is of a similar design as the Walmart supercenter and utilizes the same materials. The fueling facility will include eight fueling islands. These structures are in keeping with the standards of Appendix F. Outdoor storage is limited to the area as displayed on Exhibit X. Staff finds, that while the inclusion of the CMU block does not meet the minimum standard of Appendix F, that the building facades do substantial meets the intent of the ordinance.

Mr. Hinderaker stated the total landscape provided is 186,251 square feet which far exceeds the minimum landscape area required of 42,493 square feet. All signage shown on the site plan and/or building elevations is illustrative only. A separate building permit will be required prior to the placement.

1. The primary building materials for all elevations shall consist of integrally colored architectural masonry as shown in the proposed Building Elevations, see Façade Plans.

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2. The proposed site screening wall & Bale/Pallet and Organics Recycling Area shall be constructed of material consistent with the building elevations.
3. Outside display of merchandise and outside seasonal sales shall be limited in location per the attached Exhibit X. Outdoor display of merchandise and outside seasonal sales within the proposed parking lot shall be permitted by right between the dates of January 1st and June 30th. Outdoor display of merchandise and outside seasonal sales located outside of the proposed parking lot (within the limits of curb) shall be permitted by right year round.
4. Outside storage shall be as limited in location per the attached Exhibit X. Outside Storage shall be limited to enclosed shipping containers only and be permitted by right between the annual dates of September 1st and February 28th.
5. The building design requirements for arcades, covered walkways, awnings, canopies, or porticos and windows/glazing cannot be fully met on the east, south and north elevations. There is a secondary entrance on the south façade and no public entrances on the north or west (rear) facades. The rear of the store is generally considered back-of-house operations and is well buffered with site screen wall and landscaping.
6. The stone requirement is not fully met on the east, south and north elevations. Again the sides and rear facades are generally considered secondary in nature to the front (primary) façade facing SH 161.

Mr. Hinderaker stated while the Development Review Committee cannot recommend full support due to the noted appeals, staff is supportive of the development as proposed.

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

Ryan Irsik with Walmart Public Affairs, 3902 SW Ridge Street, Bentonville, AR was present representing the case and to respond to questions from the Commission.

Richard Underwood, Civil Engineer with Kimley-Horn, 23846 Misty Peak, San Antonio, TX was present in support of this request.

Commissioner Womack stated he would like to see a Walmart on the north side of Grand Prairie, and asked if the gasoline station would also be a convenience store.

Mr. Irsik replied yes.

Commissioner Moser noted a number of signs on the site plan and asked if all of proposed signs meet city requirements.

Mr. Hinderaker replied yes they do meet all city standards each sign would require their own building permit.

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Commissioner Moser asked if the applicant is agreeable with staff's recommendations on the outside storage of containers and the additional landscaping around the seasonal sales outdoor area.

Mr. Irsik replied yes, they are willing to comply with staff's requirements.

Chairman Garret asked if there would be any parking spaces on the southeast side of the building near the automotive area.

Mr. Irsik replied yes it is noted on the site plan.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150502 as presented and recommended by staff, and that the applicant define the outside storage of containers at the rear of the property and the additional landscaping around the seasonal outside display areas to comply with staff's recommendations. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8- S150503 - Site Plan - State Farm Office Building - Lake Ridge Pkwy (City Council District 6). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a site plan to construct a 5,870-square-foot office building. The 0.92-acre property, located at 6900 Lake Ridge Pkwy., is zoned Planned Development 249 (PD-249) for Single Family Residential, General Retail, and Commercial uses and is within the Lake Ridge Corridor Overlay District. The agent is Lew Crawford, SOS Retail Services, the applicant is Seth Kelly, RLK Engineering, and the owner is David Peterson.

Mrs. Thomas stated the applicant proposes to construct a single story- 5,870-square-foot office building on approximately 0.92 acres. The site has access to Lake Ridge Parkway and will have share mutual access with the property to the north. The applicant is proposing to construct the building with 15.5 square feet less masonry than is required by the PD ordinance. The applicant is requesting an exception to this requirement. The proposal meets all of the requirements of Appendix F except the requirement to provide covered walkways or arcades along 50% of the linear frontage on Primary Façades. A three-foot berm is required along Lake Ridge Parkway. The plans do not provide a cross-section of the landscaped area adjacent to Lake Ridge Parkway or a note calling out the required berm; it is unclear whether the berm is proposed with this development. Staff is recommending a condition of approval to ensure that this provision is met.

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Mrs. Thomas stated the applicant is requesting the following appeals to requirements:

- Lot Size – The PD ordinance requires lots at this location to be a minimum of 50,000 square feet. The applicant proposes to create a lot that is 9,924 square feet smaller than permitted by the PD ordinance.
- Lot Width – The PD ordinance requires lots at this location to be a minimum of 150 feet wide. The applicant proposes to create a lot that is two feet narrower than is permitted by the PD ordinance.
- Masonry Composition – The PD ordinance requires a minimum of 610.5 square feet of masonry on the northern façade. The applicant is proposing to construct the building with 15.5 square feet less masonry than is required by the PD ordinance.
- Covered Walkways/Arcades – Appendix F of the Unified Development Code requires covered walkways/arcades to equal 50% of the length of the primary façade. The building has three primary façades, based on the definition contained in Appendix F. The applicant is requesting the following appeals to this requirement:
 - North – a covered walkway that is 19 feet shorter than required by Appendix F;
 - East – a covered walkway that is 6 feet shorter than required by Appendix F;
 - South – not provide the 42-foot covered walkway/arcade that is required by Appendix F;

Mrs. Thomas stated staff cannot offer full support due to the requested appeals. The Development Review Committee reviewed the project and cleared it to proceed the Planning and Zoning Commission for consideration subject to the following recommendations:

1. The final plat for the subject site shall be filed prior to issuance of building permits.
2. A Type 1 Fence shall be constructed along the western property line between the subject site and the detention pond.
3. The landscape plan shall be revised to include a not that indicates the three-foot berm required by the PD ordinance.
4. The landscape plan shall be revised to reflect 12,665 square feet of landscape will be provided instead of 12.665 square feet.
5. The project development shall comply with the following Development Review Committee comments and requirements:

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

Seth Kelly with RLK Engineering, 111 W. Main Street, Allen, TX was present representing the case and to respond to questions from the Commission.

Lew Crawford with SOS Retail Services, 1901 Central Drive, Bedford, TX was present in support of the request.

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There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150503 as presented and recommended by staff with the additional condition that a three-foot berm be required along Lake Ridge Parkway. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #9- S150506 - Site Plan - Gateway Church Temporary Tent (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Site Plan allowing the installation and temporary operation of a tent structure on the east parking lot of the Gateway Church Grand Prairie Campus. The tent structure will function as a temporary house of worship, including Saturday and Sunday worship services and week night bible studies and services, during the 4 to 5 month anticipated renovation of the main auditorium of the church. The proposed tent is approximately 8,712 sq. ft. (66 ft. x 132 ft.) in size and will accommodate approximately 500 chairs, a worship platform, an LED screen, and other audio/lighting equipment. The 24.65-acre property, generally located between S.H. 161 and N. Carrier Parkway and north of Lower Tarrant Road, is zoned Planned Development 116 (PD-116) for multi-family residential uses (religious institutions are allowed in all zoning districts). The property is also located within the S.H. 161 Corridor Overlay District. The owner/applicant is Brad Henderson, Gateway Church.

Mr. Hinderaker stated the applicant, Gateway Church Grand Prairie, has secured Dallas Party Tent and Event, Inc., to provide and erect a structurally framed, single-room tent. The tent is 132 feet long x 66 feet wide with a top height of approximately 24 feet at the ridgeline. To provide for a level floor and to allow for stormwater drainage, the tent will be set atop an aluminum frame platform with a 1-inch aluminum backed plywood substrate. The platform will be set on the existing concrete parking lot located on the east side of the church. The tent will be a lighted and conditioned space with electrical supply being pulled from the existing church electrical panel, per city electrical code standards. Temporary toilets will be provided in close proximity of the tent. The interior of the tent will include 500-fixed seats, the required minimum width center and side aisles, a worship platform or stage, and a LED screen and audio equipment to broadcast the message provided via video link from the Southlake Campus.

Mr. Hinderaker stated the purpose of tent is temporarily house the congregational worship activities of its members while the church sanctuary is being remodeled, which according to the applicant, is expected to take between 4 and 5 months to complete, but not to exceed 6-months. The applicant stated that they plan to hold four primary services in the tent, one on Saturday evening and three on Sunday morning. During these services, in addition to listening to the

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video broadcast message, those in attendance will participate and listen to live music and in person announcements. The tent will also be used to week night evening services and Bible studies. Staff's primary concern is public safety. Per city code the tent is be both fire and wind rated for the type of occupancy proposed. The tent will include required exits doors and access ramps. The tent will be certified by a professional engineer prior to occupancy and recertified monthly over the duration of its use. In addition, per city code, standby personnel "fire watch" and crowd managers will be provided during all events. A parking ban in the vicinity of the tent and barricades will be provided around the perimeter of the tent to prevent vehicles from potentially hitting the tent structure.

Mr. Hinderaker stated staff recommends approval of the request with the following conditions:

All work shall comply with the 2009 IBC, IFC and 2008 NEC including but not limited to the following:

1. Permit will be required
2. Engineer's design on Tent structure, flooring system and anchoring
3. Engineer's report after install stating structure was installed per design (As built Letter) will be provided to the City. A Structural Engineer will re-certify the tent monthly and provide documentation of the inspection.
4. Electrical shall be permitted and inspected and shall comply with the 2008 NEC
5. Exits and exit signs shall be installed according to the 2009 IBC and IFC
6. Emergency lighting shall be installed according to 2009 IBC
7. Fire Extinguishers shall be installed per 2009 IBC and IFC
8. 2404.13 Fire protection equipment.
Fire hose lines, water supplies and other auxiliary fire equipment shall be maintained at the site in such numbers and sizes as required by the fire code official.
9. 2404.19 Separation of generators.
Generators and other internal combustion power sources shall be separated from tents or membrane structures by a minimum of 20 feet (6096 mm) and shall be isolated from contact with the public by fencing, enclosure or other approved means.
10. 2404.20 Standby personnel.
When, in the opinion of the fire code official , it is essential for public safety in a tent or membrane structure used as a place of assembly or any other use where people congregate, because of the number of persons , or the nature of the performance, exhibition, display, contest or activity, the owner , agent or lessee shall employ one or more qualified persons , as required and approved , to remain on duty during the times such places are open to the public, or when such activity is being conducted. (Discretion of Fire Marshall's office)
11. 2404.20.2 Crowd managers.
There shall be trained crowd managers or crowd manager/supervisors at a ratio of one crowd manager/supervisor for every 250 occupants, as approved.
12. The property is located within 200 feet of the 100-year (1% annual chance) floodplain. The floodplain is not located on the property. However, the City's Unified Development

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Code (UDC) Article 15 requires that a floodplain development permit (FDP) application be submitted for the proposed project on this property. Only Part 1 of the FDP is required. The FDP application can be found on the City's website at http://www.gptx.org/public/Engineering%20Standards/Permit_Forms/Floodplain_Permit_s/Floodplain%20Application%20FYE%202015-Part1.pdf

13. Existing drainage patterns should be maintained.
14. Fire Department: Comply with IFC chapter 24, Tents and other membrane structures.
15. Temporary tents shall not be erected for a period of more than 180 days within a 12 month period.
16. Minimum egress aisles shall be eight feet.
17. Please contact Joel Anderson at 972-237-8310 concerning fire safety and compliance with chapter 24.
18. Provide a barricade plan to block off pedestrian area from vehicles.
19. Mark out the parking spaces not being used in the service.
20. Keep cars away from doors.
21. Protection against someone accidentally hitting gas in parking lot.

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

Commissioner Perez asked who would address the handicap requirements.

Mr. Hinderaker stated the ADA requirements for handicap parking spaces would be addressed during the building permit process.

Commissioner Moser asked how many seats are in the church.

Brad Henderson with Gateway Church, 500 S. Nolen, Suite 300, Southlake, TX was present representing the case and to respond to questions from the Commission. Mr. Henderson said the church currently has 750 seats, the tent would only have 500 chairs they are planning several services on Sunday.

Mark Jobe, Youth Pastor with the Grapevine Church, 2410 N. Carrier Parkway, Grand Prairie, TX thanked staff and the Commission.

The following names were in support of this request:

Michael Brady, 500 S. Nolen Drive, Southlake, TX
Gayland Lawshe, 500 S. Nolen, Southlake, TX
John E. Stewart, 4315 Hampton Circle, Grand Prairie, TX 75052

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There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150506 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gray

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

Nays: None

Approved: **8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10- SU150503/S150505 - Specific Use Permit/Site Plan - 2441 Houston Street (City Council District 1). Senior Planner Doug Howard presented the case report and a Power Point presentation for a specific use permit for truck repair within an overlay district. The subject site is located at 2441 Houston St and is within the Central Business District 1 (CBD 1) overlay. The property is zoned Light Industrial (LI) District. The owner/applicant is Richard Messina, RNL Commercial Prop LLC.

Mr. Howard stated 2441 Houston St. contains 7200sqft of a 17,000 industrial building. The applicant is requesting to use this space to operate a Truck Repair facility. The facility will be performing major and minor repairs to any truck tractor, box truck, or other large trucks designed for hauling and transporting goods. The proposed business will not perform any auto paint and body work and will not repair, park, or store trailers or semitrailers. The applicant has stated that the business operator can have up to 12 trucks inside the 7200sqft building. With 8 truck parking spaces, the property will potentially have up to 20 trucks onsite. This facility will not be repairing passenger vehicles. The facility will employ about 6 persons and will operate Monday thru Sunday from 8am to 9pm. There is an access from 2 drives on Houston St. The western drive access is directly accessible to 2441 Houston St and the eastern access is accessible by an access easement on the neighboring property, also owned by the applicant.

Mr. Howard stated the applicant is able to supply 12 parking spaces; 1 handicapped space, 3 standard parking spaces, and 8 truck parking spaces. Of those 8 truck spaces, 4 spaces will be located adjacent to Houston St and 4 spaces will be located along the eastern side of the building. Prior to this applications, Building Inspections received a CO application for Truck Repair, normally allowed by right in a Light Industrial (LI) District; however, during the CO review process it was determined that the property was located within an Overlay District and would be required to obtain an SUP. The business operator has occupied this space and is currently operating without a Certificate of Occupancy.

Mr. Howard noted staff met with the owner of the property and, rather than require the business operator to move the entire operation out of the building, staff agreed not to pursue the CO violation while the SUP application approval process is occurring, with the conditions that the site remain free of violations and remain in compliance with all other city ordinances. Staff also

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required an SUP application submittal for truck repair. Code Enforcement has documented several violations types; including outside storage of parts, excessive inoperable vehicles, outside repair, inoperable vehicles in the ROW, and salvaging. A citation was issued for outside repairs and storing trailers in the roadway. The owner of the property has been very responsive and cooperative with staff. The owner has discussed the issues with the business operator and has promised the property will be in compliance with city ordinances. Due to the nature and history of automotive related businesses within the City of Grand Prairie, staff recognizes the severity of potential violation to the City's ordinances, regarding ARBs. To assist both the business owners and the Code Enforcement Officer keep Grand Prairie beautiful and to keep properties in compliance with all city ordinances, staff has recommended several conditions and has listed them under the "Recommendation" heading of this report.

Mr. Howard noted the applicant is requesting an appeal to the on-site parking requirements, due to the larger parking spaces required by trucks. The applicant's site plan shows 12 parking spaces; 1 handicapped, 3 standard, and 8 truck parking spaces. The requirement is 18 total spaces, which includes 1 handicapped space. As long as the property and rights-of-way remain uncongested and parking is kept from the fire lanes, staff would not oppose a reduction to the parking standards. If an appeal is granted, staff will rely on future ARB reports by Code Enforcement to determine if parking has been an issue and will discuss this item during the SUP renewal hearing, in one year. Typically vehicles requiring repair have been required to be screened from public view. The amount of space required for parking and the setback requirements for screening fences make this difficult to take in and store the amount of trucks desired by the business. This would be a truck repair facility and by nature, trucks will be parked on-site. Staff has not required screening because wrecked vehicles are prohibited from being stored in public view by the ARB ordinance and any truck on-site will appear to be in an operable condition.

Mr. Howard stated staff can recommend approval of this request with the following conditions:

1. Parking shall conform to the approved site plan, listed as Exhibit B;
2. As outlined within the Operational Plan contained within the Specific Use Permit Application File No. SU150503/S150505, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
 - A. This facility shall be for the repair of trucks. Passenger vehicles shall not be repaired at this facility;
 - B. All operations shall be conducted entirely on-site. The public right-of-way shall not be utilized for parking of vehicles or business activities, including trailers or semitrailers belonging to customers;
 - C. There shall be no parking in any designated fire lane, as recognized and approved by the Fire Marshall;
 - D. All fire lanes shall be clearly marked, as required by the Fire Marshall;

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Commissioner Philipp asked if the site has been improved since code last visited the site.

Mr. Howard said he visited the site and it has improved, and hope the applicant continues to improve the site.

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

Richard Messina, 2508 Croft Creek Circle, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Messina stated the tenant would be keeping a log of their vehicles on site as recommended by Mr. Howard.

The following names were in support of this request:

Louis Islas, 10019 Everton Place, Dallas, TX
Tony Arredondo, 13921 Charcoal Lane, Farmers Branch, TX
Max Coleman, 9 Heritage Court, Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150503/S150505 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Dr. Perez

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

Nays: None

Approved: **8-0**

Motion: **carried.**

Citizen Comments: None

Commissioner Motley moved to adjourn the meeting of May 4, 2015. The meeting adjourned at 7:55 p.m.

Tommy Garrett, Chairman

ATTEST:

Ed Gray, Secretary

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