



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRAURY 5, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor, Clayton Fisher, Cheryl Smith

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:45 p.m.

Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and Commissioner Lopez led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #11– S180202 - Site Plan - Grand Prairie Rod & Customs (City Council District 1). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve Site Plan for a 13,448 sq. ft. Auto Accessories Sales and Installation facility on 1.38 acres. Parcel A of S.O.-8, Tracts 1 and 1.1, Great Southwest Industrial District, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Overlay District, and addressed as 1700 and 1710 S Highway 161. The owner is Craig Davis.

Ms. Ware stated the applicant will be selling and installing products like car audio, window tinting, automobile security, bolt on accessories, custom wheels, LED lighting, custom interiors, and lift and lowering kits. The 14,464 sq. ft. building includes space for a shop, show room, and offices. The site is accessible from the Highway 161 northbound frontage road. The site plan provides the required number of parking spaces. The eastern portion of the site is gated. Overhead doors that open to the shop, one on the north façade and one on the south façade, are behind the gates. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets the landscape and screening requirements with one exception. The building elevations consist primarily of stucco with stone and metal accents. The proposed elevations meet the building materials requirements. Primary facades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F.

Ms. Ware stated Appendix F requires that parking and drive aisles be setback 30 ft. from the ROW. The applicant is requesting an exception to this 30 ft. landscape buffer requirement. As a compensatory measure the applicant is providing ten trees when four are required and 92 shrubs when 35 are required. The Development Review Committee recommends approval.

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

Craig Davis, property owner, 425 SE Dallas Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Davis said they have been in business in Grand Prairie for many years on Main Street, but their building recently burned down, which opened them up to building a new facility along Hwy. 161.

Chairperson Motley stated he appreciates them staying in Grand Prairie.

Gary Turner, Architect and Engineer with Garry Turner & Associates, 604 Pheasant Run, Burleson, TX stated the location is ideal for this type of business and the building would have a very pleasant and appealing façade.

There being no discussion on the case Commissioner Adhikari moved to close the public hearing and approve cases S180202 as presented and recommended by staff, granting the applicants exceptions. The action and vote being recorded as follows:

Motion: Adhikari

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Lopez, Motley, and Spare

Nays: None

Approved: 6-0

Motion: **carried.**