



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 2, 2014**

COMMISSIONERS PRESENT: Chairman Tommy Garrett, Vice-Chairperson Cindie Moss, Commissioners, Ed Gray, Lynn Motley, Bill Moser, Joe Arredondo and Joshua Spare.

COMMISSIONERS ABSENT: Carol Ann Adams and Phil Philipp

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 Motley gave the invocation.

Commissioner Moss moved to remove cases S140603 and SU140602/S140601 from the Public Hearing Consent Agenda and place them under the Public Hearing for consideration, seconded by Commissioner Gray, Motion Approved 7-0.

CONSENT AGENDA ITEMS: disapproval of plats without prejudice for the following agenda-items: #1-P140701, P140702, RP130701, RP140702, RP140703, RP140704, RP140705, RP140706, RP140707, and RP140708.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 5, 2014.

PUBLIC HEARING CONSENT AGENDA:

Item #3-P140601 - Final Plat - Riverpoint Industrial Addition (City Council District 1). Consider a request for approval of a Final Plat, creating three (3) lots on 42.00 acres. The subject site is zoned Light Industrial (LI) District and is generally located south of W. Trinity Boulevard at approximately 3000 Roy Orr Boulevard. The agent is John Andricopoulos, Pacheco Koch and the owner is Lee Belland, Riverpoint Industrial Investors, LLC.

Item #4-P140602 - Final Plat - Wildlife Commerce Park, Lot 2 (City Council District 1). Consider a request to approve a final plat to create a one-lot non-residential subdivision. The 17.22-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line

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Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial uses. The agent is Cody Hodge, Half Associates and the owner is Will Mundinger, Chi Wildlife Park, LP.

Item #5-S140602 - Site Plan - Wildlife Commerce Park Building II (City Council District 1). Consider a request to approve a site plan to construct a 344,400-square-foot speculative warehouse building. The 17.22-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. The applicant is Lorelei Mewhirter, O'Brien & Associates.

Item #8-SU890201A - Specific Use Permit Amendment - 2765 N Great Southwest Parkway (City Council District 1). Consider a request to amend the approved Specific Use Permit and Site Plan. The subject property is 8.97 acres, located at 2765 N Great Southwest Parkway, and is zoned Light Industrial (LI) District with a Specific Use Permit (SUP-502) to allow vehicle maintenance, a fueling facility/storage, a wash bay, and outside storage. The owner is Guy Holbert, Penske Truck Leason.

Item #9-TA140604 - Text Amendment - Engineering Pro Rata. Consider a request for the approval of a Text Amendment to Article 22: "Fee Schedule" of the Unified Development Code related to pro rata charges and types of reimbursable costs, and repealing Section 26-81 of the Code of Ordinances. The owner/applicant is the City of Grand Prairie Planning Dept.

Item #10-TA140605 – Text Amendment – Consideration for approval of a Text Amendment to Article 15, "Floodplain Management," of the Unified Development Code for the purpose of revising text to reference the most recent flood insurance study for Dallas County. Owner/applicant is the City of Grand Prairie Engineering Dept.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #11- S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6).

(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 P140701, P140702, RP130701, RP140702, RP140703, RP140704, RP140705, RP140706, RP140707, and RP140708, approve the minutes of the May 5, 2014 Planning and Zoning Commission meeting, approve consent agenda cases P140601, P140602, S140602, SU890201A, TA140604, and TA140605, and postponed cases S140501. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moss

Second: Gray

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

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Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING CONSENT AGENDA Item #6-S140603 - Site Plan - Hills of Westchester Clubhouse (City Council District 3). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a site plan to develop an amenity center with a 2,149-square-foot clubhouse. The 1.07-acre property, located at 5754 Appalossa Drive, is zoned Planned Development 136 (PD-136) for general retail, single family detached, and garden home uses. The agent is Kim Weir, Vision Communities Management and the owner is Robert De Los Santos, Hills of Westchester HOA.

Mrs. Thomas stated the 1.07-acre property is community open space. Two access points have been provided; one to Morgan Drive and one to Shire Way. The site will be developed with a 2,141-square-foot community clubhouse with associated parking. Article 10 indicates the parking requirement for "community center" is one space per 3 people based on maximum occupancy. The applicant is estimating maximum occupancy of 70 people and has provided 24 parking spaces including one handicap accessible space. The final occupancy will be set by the Chief Building Official and Fire Marshal at the time of building permit.

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.

Kerri Kingsberg with the Hills of Westchester HOA, 6305 Creston Road, Plano, TX was present representing the case and to respond to questions from the Commission. Kim stated they are aware of some opposition to this request they have had several meetings with the City and the community on this project. The funding for this project, including the maintenance of the property, is already in place therefore there would be no additional cost to the homeowners. Ms. Kingsberg provided the Commission with a copy of the HOA Bylaws.

Commissioner Spare asked if the HOA is a controlled board.

Ms. Kingsberg replied yes.

Kyle Anderson, 1801 Gateway, Suite 101, Richardson, TX, Floyd Scenxnayder, 421 W. Harwood, Hurst, TX and Miguel Garza, 5112 Finnhorse Drive, stepped forward in support of this request.

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Yvonne Odimgbe, HOA Board member, 676 Morgan Drive, Grand Prairie, TX stepped forward in support of this request. Mrs. Odimgbe stated this would be great way for the community to come together.

Commissioner Spare asked how many members are within the HOA, and how many voted on this project.

Mrs. Odimgbe replied there are about 400 plus members and about 60% of the homeowners are in favor of this project. She noted there were several meetings held giving the homeowners the opportunity to address their concerns.

Chairman Garrett asked how many people within the 300 notification buffer voted on this project.

Mrs. Odimgbe replied she is not sure about the buffer, but about 60% of the homeowners were in favor of this request.

Scott Liles, 5801 Kiger Drive, Grand Prairie, TX stated he is also an HOA board member in support of this request. He noted there are 490 homes in this community and hopes with this development it will bring them closer together as a community.

Eric Harper, 5767 Appalossa Drive, Grand Prairie, TX stated he lives across the street from the proposed clubhouse and is looking forward to utilizing the clubhouse.

Chairman Garrett noted one speaker card submitted in opposition to this request.

Clay Newsome, 655 E. Sandra Lane, Grand Prairie, TX stepped forward in opposition to this request. Mr. Newsome noted a letter was sent out from the Management Company asking for the community to vote on a clubhouse, and he voted no, most of the homeowners do not want this clubhouse in their community. The park lost about \$30,000 in vegetation and was never replaced. Mr. Newsome noted there is already a traffic problem along this street, and asked what the clubhouse look like in a couple of years. Mr. Newsome presented the Commission with some signatures in opposition to this request.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and recommend approve case S140603 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

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Approved: **7-0**

Motion: **carried.**

PUBLIC HEARING CONSENT AGENDA Item #7-SU140602/S140601 - Specific Use Permit/Site Plan - 2302 E Pacific Avenue (City Council District 5). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a specific use permit and site plan to operate a tractor trailer sales business. The 11.07-acre property, located at 2302 and 2229 E. Pacific Avenue, is zoned Light Industrial (LI) District and is within District No. 3 of the Central Business District Overlay Corridor. The agent is Teo Kukic, Pacific Truck Sales and the owner is Nezira Gegic, Prime Central Realty.

Mrs. Thomas stated the subject site is comprised of two unplatted lots consisting of 11.07 acres. The property is currently being used for a variety of trucking and trucking-related businesses. This specific use permit would allow tractor-trailer sales and storage on the 6.5-acre property addressed 2229 Pacific Avenue. Access both properties will be provided through the use of an existing mutual access driveway from Pacific Avenue. A 90,000-square-foot metal industrial building exists on the property. This proposal does not involve constructing any new structures. The only change to the property proposed by the applicant is the addition of tractor trailers for sale, lease, and storage. The applicant will provide 104 parking spaces to accommodate all uses. The table below provides details regarding parking for this use. Twelve 40 feet long by 12 feet wide spaces have been set aside for the Pacific Truck Sales use.

Mrs. Thomas stated the Development Review Committee recommended approval of the tractor trailer use subject to the following conditions:

1. All operations shall conform to the site plan and operational plan as approved by City Council under case number SU140602/S140601.
2. The project approval is subject to the Development Review Comments contained in Attachment 1 of this staff report.

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

Teo Kukic, 2302 E. Pacific Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Max Coleman, 9 Heritage Court, Grand Prairie, TX stepped forward in support, he has been in the area since 1980 and Pacific Truck Sales has been a good property owner.

Trina Hall, 926 S. Center, Grand Prairie, TX stepped forward in opposition to this request. She said as a long time citizen of Grand Prairie she is concern with the traffic of the tractor trailers

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traveling along Jefferson and Main Street. She stated she has a granddaughter that attends Garcia Elementary school and every time she turns onto Bagdad she is afraid she is going to get hit by the trucks blocking her view the trucks should use Pacific Street and Industrial Avenue to travel on. Mrs. Hall stated her major concern is not just for her, but for the citizens of Grand Prairie and is afraid there might be a major accident.

Commissioner Motley asked if she normally uses Jefferson to take her granddaughter to school.

Mrs. Hall replied yes and sometimes Main Street.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case SU140602/S140601 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Moss

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #12– SU140601 - Specific Use Permit - Re-Teck (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit to allow Indoor Salvage/Electronic Recycling. The subject property is officially addressed 909 Avenue T, also known as 905 Avenue T, zoned Light Industrial (LI). The areas of operation will be located within suites 312B and 314. The agent is Ed Mitchell, Re-Teck and the owner is Gregg Morris, LPC.

Mr. Hinderaker stated Li Rising LLC dba Re-Teck began business in 2012 in Grand Prairie. The current manager of the facility was unaware that a Certificate of Occupancy was never issued. As the site was getting ready to expand into another suite, employees of the facility applied for a Certificate of Occupancy; it was then discovered that no CO was ever issued to the original suite. The applicant immediately went to work, taking the necessary steps to ensure compliance with the city's ordinances. Re-Teck has agreements with major manufacturers to handle Post Consumer Returns (PCR). Generally, Re-Teck takes in returned or broken PCs, cellphones, tablets, e-readers, office equipment and landline phones. Re-Teck will occasionally take in miscellaneous scrap, such as metals, clean paper, cardboard, plastic, etc. This "scrap" makes up approximately 20% of the material taken in. With a goal of "Zero Landfill," most material is reused, refurbished, or recycled. Soiled trash (materials which may have food residue) is taken to the landfill.

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Mr. Hinderaker stated Re-Teck receives product by truck or mail. The materials are then disassembled to its major components for reuse or recycling. Several lines are set up to perform disassembly, sorting, and destruction of various electronic components. Components are separated into boxes and are sent out to be sold or shipped to vetted downstream vendors for recycling. All products are maintained inside the facilities until it is shipped. There is no outside storage.

Mr. Hinderaker stated Re-Teck will be utilizing 2 suites within this building. The nature of their business model and the terms from their clients prohibit the components from one suite to be mixed with components from the other. The 2 suites will be operating independently. Re-Teck has earned a R2 Certification. The “R2 Standard” establishes responsible recycling practices for the recycling of electronics globally. The R2 Certification helps potential clients of Re-Teck know that the used and end-of-life electronic equipment are managed in an environmentally responsible manner, protective of health and safety of workers and the public, and all data on media devices is secured until destroyed.

Mr. Hinderaker stated the hours of operation are from 7AM – 6PM, Monday-Friday. Re-Teck utilizes one truck for local pick-ups and deliveries. Re-Teck Employees between 45 and 55 employees, depending on the project. Re-Teck hopes to grow and employee over 100 employees.

Mr. Hinderaker stated the Development Review Committee recommends approval of this request in conformance with all requirements of the Light Industrial District, Fire Administration and the Environmental Services Department and all other state and federal environmental requirements, and with the condition that there will be no outside storage.

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

Ed Mitchell with Re-Teck, 905 Avenue T, Suite 312-B, 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 SU140601 to allow Indoor Salvage/Electronic Recycling as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**

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AGENDA PUBLIC HEARING ITEM: #13– TA140601 - Text Amendment – Alcohol. Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation to approve a Text Amendments to Article 4: “Permissible Uses”, Article 5: "Specific Uses", Article 11: "Performance Standards" and Article 30, “Definitions,” of the Unified Development Code to modify existing regulations related to ON-PREMISE alcohol sales and consumption in restaurants and multi-purpose special event centers. The owner/applicant is the City of Grand Prairie Planning Dept.

Mr. Hinderaker stated after consideration of these amendments on May 13, 2014 by the City Council Development Committee, the committee members directed staff to initiate the preparation of an ordinance amending Article 11, "Performance Standards" and Article 30, “Definitions,” of the Unified Development Code for submittal to the Planning and Zoning Commission for a recommendation to the City Council.

Mr. Hinderaker stated the Development Review Committee recommends approval of the proposed amendments to Article 11, "Performance Standards" and Article 30, “Definitions,” of the Unified Development Code as depicted in the attached ordinance.

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

There being no discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case TA140601 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Moss

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #14– TA140603 - Text Amendment - Electric Fence. Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation to approve a Text Amendment to modify Section 3 - "Fencing" of Article 8: "Landscape and Screening" of the Unified Development Code related to the permitting of electric fencing. Owner/Applicant: City of Grand Prairie Planning Dept.

Mr. Hinderaker stated after consideration of these amendments on May 13, 2014 by the City Council Development Committee, the committee members directed staff to initiate the preparation of an ordinance amending Article 8 “Landscape and Screening” of the Unified Development

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Code, City of Grand Prairie, Texas, for submittal to the Planning and Zoning Commission for a recommendation to the City Council.

Mr. Hinderaker stated the Development Review Committee (DRC) recommends approval of the proposed amendment of Article 11, "Landscape and Screening" of the Unified Development Code, City of Grand Prairie, Texas, as depicted in the attached ordinance.

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

There being no discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approve case TA140603 as presented by staff. The action and vote being recorded as follows:

Motion: Arredondo

Second: Moss

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**

Citizen Comments:

Commissioner Motley moved to adjourn the meeting of June 2, 2014. The meeting adjourned at 8:10 p.m.

Tommy Garrett, Chairman

ATTEST:

Carol Ann Adams, Secretary

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