

## REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

<u>PUBLIC HEARING AGENDA Item #21– Z170203/CP170202 - Zoning Change/Concept Plan - Platinum Storage (City Council District 1).</u> Senior Planner Colby Collins presented the case report and gave a Power Point presentation to create a Planned Development District for commercial and retail uses and adopt a concept plan for an indoor self-storage facility. The 3.14-acre property, located at 1701 and 1891 N. State Highway-360 (SH-360), zoned MF-1 and LI Districts, is within the SH-360 Corridor Overlay District. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is Shawn Valk, Platinum Storage, and the owner is Mark Caffey, Lodge Realty Partners, LLP.

Mr. Lee stated the applicant is requesting approval to rezone 3.14 acres from Multi-Family One District and Light Industrial District to a Planned Development Commercial District and adopt a corresponding Concept Plan allowing for the construction and operation of indoor self-storage facility. The applicant proposes to develop, operate and manage a three story indoor self-storage facility. The six acre property uniquely straddles the city limit boundaries of Grand Prairie & City of Arlington. With approximately 50% of the property in each municipality, the site is located just west of southbound State Highway 360 and is bounded by Burney Road to the north and Burney Oaks Lane to the immediate west and south. Currently the vacant properties are zoned for multifamily uses in both municipalities with the exception of the southern portion in Grand Prairie zoned Light Industrial District. At this time, the applicant/property owner has corresponding rezone cases in both cities to allow for self-storage and commercial uses. The Grand Prairie portion also lies within the State Highway 360 Overlay Corridor District, requiring additional exterior elevation design and landscaping standards. The amendment request includes a zoning exhibit, development standards, and conceptual site plan. If the City Council approves the request, the concept site plan for the development will have to be in substantial conformance

with the PD ordinance and further the goals of the Comprehensive Plan. The UDC requires Specific Use Permit oversight for Mini-Storage uses within Commercial & Retail zoning districts. This request proposes to establish a condition to the PD allowing for such uses. Mr. Lee stated staff recommends approval of this request.

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

Maxwell Fisher with Masterplan Consultants, 900 Jackson Street, Ste 640, Dallas, TX stepped forward representing the case and to answer questions from the Commission. He stated the Arlington Planning Commission gave them full support, but is still pending City Council approval.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases Z170203/CP170202 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack Second: Spare

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None Approved: **8-0** Motion: **carried.**