

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES MARCH 4, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Stephanie Griffin, Floodplain Administrator, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #8- S190303 – Site Plan - Enviromatic Systems Office/Warehouse, 2325 W. Warrior Trail (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation creating a site plan for an office/warehouse. Lot 2R1-B, Block 1, City of Grand Prairie, Tarrant County, Texas, zoned PD-58 and located at the address 2335 W. Warrior Trail. The agent is Louis Speyer and the owner is Sid Ellis, ERM Partnership.

Mr. Helm stated the 9,174 square foot office & warehouse is an expansion of Enviromatic's operation and will be located on the adjacent property. The building being proposed on this lot is nearly identical to the existing one directly to the west of it. Enviromatic manages and installs mechanical systems in addition to HVAC. The subject property is zoned PD-58 with a base zoning of Commercial District; development is subject to the standards for C District in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to landscape and screening requirements in PD-58 and Article 8 of the UDC. The proposal meets the landscape and screening requirements. The exterior finish materials will be brick on 100 % of the façades. The elevations meet the 100% masonry requirements set forth in Article 6 of the Unified Development Code. The Development Review Committee recommends approval as submitted.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Louis Speyer with Environatic Systems, 725 W Henderson Street, Cleburne, TX stepped forward representing the case.

James Spurlock, 3003 Bosswood Court, Grand Prairie, TX stated he lives right behind this development and wants to make sure the applicant would be constructing a masonry wall between their properties. His concern is people using the vacant lot as a pass though onto their properties.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case S190303 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None **Approved: 9-0**Motion: **carried.**