



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 2, 2018**

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

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, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

PUBLIC HEARING AGENDA Item #11– S180403 - Site Plan – Polani Office Building (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for (1) one general office/retail buildings on .218 acre lot. The purpose for the site plan is to relocate the existing self-service ice machine on the property and reconfigure parking and driveways to accommodate the proposed building remodel. Lot 1, Block 14, Original Town of Grand Prairie, City of Grand Prairie, Dallas County, Texas, 0..218 acre zoned (CA) Central Area and is within the Central Business District (CBD) Overlay Corridor, Section 2; addressed 210 S. W. 2<sup>nd</sup> Street.. The owner is Muhammed Polani, DFW 2005 Inc.

Mr. Lee stated the applicant is seeking site plan approval allowing for the realignment of parking and relocation of an automated ice dispensing kiosk on-site to accommodate the repurposing of the existing one-story 3,923 square foot building. The applicant proposes to remodel the existing building for general office and retail uses. Office and retail uses are allowed by right within the CA district however, re-development with CBD-2 requires City Council approval of the site plan. More recently, Adams Plumbing occupied the site for 18 years and it has remained vacant for approximately two years. The City has ongoing capital infrastructure projects in the immediate area, including road way and drainage improvements. The applicant proposes to relocate the existing Ice Dispensing kiosk from the front portion of the property to mid-northern section of the lot; thereby freeing up space for parking as well as driveway access to both the building and kiosk. Due to the existing constraints including the alley rights-of way to the north,

S.W. 2<sup>nd</sup> Street and existing boundaries surrounding the property, including the Ice Machine Kiosk; the applicant requests the following exceptions associated with the site plan as follows:

- Relaxation of the required parking from 13 to 10 spaces. (4 for Office and 5 for retail uses)
- Exclusion of the dumpster and dumpster enclosure requirement due to lack of space in lieu of a roll-out dumpster refuge container.
- Provide planters in lieu of minimum 4% landscaping requirement.
- Allowance for minimum overhang of Ice Kiosk onto alley rights-of-way.

Mr. Lee stated as proposed, the re-development/repurpose of the site complies with the dimensional and setback requirements for the LI district. The existing masonry brick building conforms to exterior façade requirements in general and certainly remodeling of the building brings it more in-line with conformity. The applicant met with Environmental Services and the staff is supportive of a 'roll-out' type of refuge container in this instance due to aforementioned constraints on-site. However; due to the constraints mentioned previously staff does not oppose granting exceptions as requested. The Development Review Committee recommends approval as presented including the requested exceptions.

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

Henry Nugyen, 1330 Glenfield Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case S180403 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: **carried.**