



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 3, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, Kurt Johnson, John Lopez, Cheryl Smith

COMMISSIONERS ABSENT: Joshua Spare, Shawn Connor, Bill Moser, Dr. Juan Perez

CITY STAFF PRESENT: Steve Norwood Director of Development Services, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, 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 6:30 p.m.

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

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items – P170501 – Final Plat – Grand Central Crossing Addition, P170502 – Final Plat – Pilot Addition, Lot 1, Block A, P170503 – Final Plat – WHHOW Addition, Lot 1, Block 1, P170504 – Preliminary Plat – 161 Toll Road Retail Corners, and P170505 – Amending Plat – IL Texas GP Addition, Lot 1R, Block 1, and RP170501 – Replat – Dalworth Park, Lots 17R, 18R, 19R, and 20R, Block 161.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of March 6, 2017.

PUBLIC HEARING CONSENT AGENDA: Item #3-P170402 - Preliminary Plat - Gully Addition, Lot 1, Block 1 (City Council District 4). Consider a request to approve a preliminary plat to establish a non-residential lot on .86 acre for a Veterinarian Clinic. The 0.86 acre property is generally located north of W. Camp Wisdom Road and approximately 460 feet east of Magna Carta Boulevard (2942 W. Camp Wisdom Road). The property is zoned General Retail (GR) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Roy C. Gully, and the owner is Sekhavat D. Sharghi.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 3, 2017

Item #4-P170404 - Final Plat - Riverside Place, Lot 1, Block A (City Council District 1). A request to approve a Final Plat to create a one lot multi-family subdivision. The 9.27-acre property is addressed as 2150 and 2375 N. Highway 360, zoned Multi-Family Two (MF-2) District, and within the SH 360 Overlay District. The agent is John Bezner, Civil Point Engineers, the applicant is Mangesh Patel, and the owner is James C. Shindler, Green Oaks DQ, LLC.

Item #5-RP170401 - Replat - Kohl's Grand Prairie Addition, 1R-1 and 1R-2, Block 1 (City Council District 2). Consider a request to approve a Final Plat of Lot 1, Block 1, of the Kohl's Grand Prairie Addition. The 10.887-acre tract is zoned Planned Development-21 (PD-21) and Planned Development-20 (PD-20) and addressed as 3865 S. Carrier Pkwy. The agent is Wm. Dennis Edwards, Winkelmann and Associates and the owner is Jay D. Stein, Coffeyville Realty, LLC and SEDD Realty, LLC.

Item #6-RP170402 - Replat - Burbank Gardens Addition First Unit Revised, Lots 1R-1, 2-R, 3-R, and 4-R, Block 1 (City Council District 5). Consider a request to approve a Final Plat of Lot 1R-1, 2-R, 3-R, and 4-R, Block A, of Burbank Gardens Addition First Unit Revised, to create four separate lots out of one lot. The 9.378-acre tract is zoned Single Family-Four (SF-4) District and Commercial (C) and addressed as 2750 E. Main St. The owner is Patrick Lawler, Lawler Enterprises LTD and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #7-S170403 - Site Plan - Camp Wisdom Road Animal Hospital (City Council District 4). Consider a request to approve a site plan for a new single story, 4,905 sf Veterinarian Clinic on one lot on 0.86 acres. The 0.86 acre property is generally located north of W. Camp Wisdom Road and approximately 460 feet east of Magna Carta Boulevard (2942 W. Camp Wisdom Road). The property is zoned General Retail (GR) District. The agent is Michael Salcedo, Salcedo Group, Inc., the applicant is Roy C. Gully, and the owner is Sekhavat D. Sharghi.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8- SU170402 - Specific Use Permit - Truck Parking and Minor Truck Maintenance at 2314 W Main Street (City Council District 1) and Item #9 - SU170401/S170401 – Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4).

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P170501, P170502, P170503, P170504, P170505, and RP170501, and approve the minutes of March 6, 2017, and approve public hearing consent agenda items P170402, P170404, RP170401, RP170402, and S170403, and postpone cases SU170402 and SU170401/S170401. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Johnson, Lopez, Motley, Smith, and Womack

Nays: None

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 3, 2017

Approved: 5-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10 - S160901A - Site Plan Amendment - Sonic Drive-Thru Restaurant (City Council District 4). Senior Charles Lee presented the case report and gave a Power Point presentation to amend a site plan to allow for variance to required masonry fence/screening requirements associated with proposed restaurant with drive-through. The 0.67 acre property is generally located north of W. Camp Wisdom Road and approximately 580 feet east of Magna Carta Boulevard (2864 W. Camp Wisdom Road). The property is zoned Planned Development 130B (PD-130B) District and was granted Specific Use Permit 1006 (SUP-1006) allowing for restaurant with a drive-through. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is J.D. Franks.

Mr. Lee stated the applicant was approved a specific use permit and site plan to construct and operate a 1,608-square-foot restaurant with drive-through on 0.67 acres in PD-130 district. The proposal had a companion cases that change the zoning from PD-130 for single family-1 district to PD-130 for GR-1 district uses as well as, a replat to subdivide 9.76 acres into two lots; one-9.09-acre lot and one-0.67-acre lot.

Mr. Lee stated the applicant is requesting an amendment to the site plan to construct a six foot wooden fence "Type 4" in lieu of the required "Type 1" masonry fence required per UDC for commercial properties abutting residential zoned property. The Unified Development Code Article 8, Section 8.95; Non-Residential Screening states all non-residential development shall be required to erect a minimum six foot "Type 1" masonry fence on property lines adjacent to any property which is zoned for residential uses.

Mr. Lee stated the DRC does not support this amendment to the site plan as requested.

Commissioner Womack stated not knowing what could be constructed on the east side of this development, would staff be minimal to a living screen/landscaping, until such development occurs in the future and could the masonry wall be constructed once all of the development occurs for this area.

Mr. Lee replied staff is not in opposition to a living screen, but would refer the question to the applicant.

Assistant City Attorney Steve Alcorn stated it would depend on what type of development occurs in the future to the east and to the north of the property.

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 3, 2017

Michael Salcedo with Salcedo Group, Inc., 110 SW 2nd Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. He said this Sonic is a new prototype and would look very nice, they would like to be visible from the traffic traveling from the east to west along Camp Wisdom Road. Their first choice would be to put in some landscaping as a buffer, or a wooden fence.

Chairperson Motley stated he does not hear any compelling reason as to why they do not want to put up a screening masonry wall.

Mr. Salcedo said putting up a masonry screening wall at this time would not be ideal if future development occurs to the east, because the developments along Camp Wisdom would not be consistent.

Nadine Franks with Sonic, 160 Robinson Road, Combine, TX stated they would rather see a live screen than a masonry wall, because their employees carry cash, and are under a mandate law to use credit card readers at each stall, safety is a major concern not being able to see what could be hiding behind the wall. She said they would rather have their customer's park and look at a nice landscape than a brick wall, visibility is a major concern.

Commissioner Johnson stated the employees could be more accessible with landscaping instead of a wall someone could hide behind a tree he does not hear a compelling reason as to why they do not need a fence.

Commissioner Lopez asked would they be willing to install a similar fence as the adjacent property to the west, a concrete retaining wall with a wrought iron fence.

Mrs. Franks replied yes.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case S160901A, with the condition that the northern boundary shall provide a wrought-iron type fence similar in style to the development to the west and the eastern boundary shall provide a temporary living screen. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

Ayes: Lopez, Motley, Smith, and Womack

Nays: Johnson

Approved: 4-1

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 3, 2017

PUBLIC HEARING AGENDA Item #11 - S170402 - Site Plan - Riverside Place Apartments (City Council District 1). Senior Savannah Ware presented the case report and gave a Power Point presentation to approve a site plan to construct and operate a multi-family residential development. The 9.27-acre property is addressed as 2150 and 2375 N. Highway 360, zoned Multi-Family Two (MF-2) District, and within the SH 360 Overlay District. The agent is John Bezner, Civil Point Engineers, the applicant is Mangesh Patel, and the owner is James C. Shindler, Green Oaks DQ, LLC.

Ms. Ware stated the proposed 3-story apartment building contains 148 units. Amenities include a swimming pool and spa, courtyard area, and clubhouse. The primary gated entrance is located on the south side of the property and is accessible from Riverside Parkway. The secondary gated entrance for emergency vehicles only is located on the north side of the property and is accessible from Riverside Parkway. Riverside Parkway dead-ends at the north property line; a turn-around is provided before the apartment gate. The proposed development is governed by the density and dimensional requirements for Multi-Family Two District in the UDC. The proposal meets the density and dimensional requirements. The UDC states that one-bedroom units can account for a maximum of 50% of the total units. One-bedroom units account for 50% of the total units. The UDC requires 1.25 spaces per one-bedroom units and 2 parking spaces for two- or three-bedroom units. 30% of the required parking spaces must be garage; 20% of required parking spaces must be covered. The proposed development meets the required parking.

Ms. Ware stated the proposed development is governed by the landscaping requirements in Article 8 of the UDC. The proposed development meets the requirements. The building exteriors are clad primarily in brick and stone and meet the 90% masonry requirement. Elevations are accented with stucco, hardi-siding, and architectural panels. Architectural panels accent the clubhouse, which is located on the southwest corner of the building, and account for 3.4% of the west exterior building elevation and 1.7% of the south exterior building elevation.

Ms. Ware stated the applicant is not requesting any appeals or exceptions. The Development Review Committee (DRC) recommends approval subject to the following conditions:

- The applicant shall revise the location of the second dumpster and submit a revised Site Plan prior to appearing before City Council.

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

Marc Tolson with Arrive Architecture Group, 2344 Highway 121, Suite 100, Bedford, TX was present representing the case. Vinod Patel, 8108 Locust, Irving TX and John Bezner, 3102 Maple Avenue, Ste 400, Dallas, TX were present in support of this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case S170402 as presented and recommended by staff, The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 3, 2017

Motion: Womack

Second: Johnson

Ayes: Johnson, Lopez, Motley, Smith, and Womack

Nays: None

Approved: 5-0

Motion: **carried.**

Citizen Comments: None

Commissioner Johnson moved to adjourn the meeting of April 3, 2017. The meeting adjourned at 7:00 p.m.

Lynn Motley, Chairperson

ATTEST:

Joshua Spare, Secretary

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