



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 1, 2009**

(Meeting video accessed at - http://gptx.granicus.com/MediaPlayer.php?view_id=2&clip_id=881)

COMMISSIONERS PRESENT: Chairman Bob Murphy, Vice-Chairman Dave Lester, Commissioners Cindie Moss, Carol Ann Adams, Charles Koerth, Brian Waggoner and Tommy Garrett.

COMMISSIONERS ABSENT: Phil Philipp and Jerry King

CITY STAFF PRESENT: Bill Crolley, Director of Planning and Development, Kevin Lasher, Chief City Planner, Martin Barkman, Senior Planner, Mary Elliott, Senior Planner, Ryan Miller, Planner, Daon Stephens, Transportation Services, Steve Alcorn, Assistant City Attorney, Jim Cummings, Environmental Services Director and Chris Hartmann, Executive Secretary.

Chairman Bob Murphy called the meeting to order at 7:07 p.m.

CONSENT AGENDA ITEMS: #2-P090601, Preliminary Plat, Pioneer Burger King Addition, #3-P090602, Final Plat, Burger King Addition, #4-P090603, Preliminary Plat, Racetrac #553, #5-P090605, Preliminary Plat, Texas Midstream Gas Services and #6-RP090601-Replat, Fannin Elementary School.

(The above items are not public hearing items).

Motion was made to approve the consent agenda items P090601, P090602, P090603, P090605 and RP090601. The action and vote recorded as follows:

Motion: Lester

Second: Waggoner

Ayes: Moss, Murphy, Adams, Koerth, Lester, Waggoner and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

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AGENDA ITEM: 1-APPROVAL OF MINUTES:

Motion was made to **approve** the minutes of the Planning and Zoning Commission meeting of May 4, 2009. The action and vote recorded as follows:

Motion: Lester

Second: Waggoner

Ayes: Moss, Murphy, Adams, Koerth, Lester, Waggoner and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #7-SU090401/S090401, Specific Use Permit/Site Plan, 1502 Houston Street (City Council District 5).

Mrs. Mary Elliott presented the case report to the Commission for approval of a Specific Use Permit and a Site Plan for the operation of a 1,900 square foot multi-purpose room. The site is currently zoned Commercial (C) District and is generally located north of Main Street at the northwest corner of Houston Street and N.W. 15th Street. The property is located in the Central Business District-One (CBD-1) Overlay District and the State Highway-161 (SH-161) Overlay District. The owner is Dr. Carlos Laos. The applicant is Juan Dellepiane. The agent is Richard Bellcastro.

Mrs. Elliott stated the proposed Multipurpose Room will function as an indoor establishment that is regularly rented out, for a limited time period, for special events such as business conferences, seminars, birthday parties, weddings, anniversaries, and small banquet events. A uniformed, state-licensed security guard will be present for the duration of all events exceeding 20 people, which occur after or extend past 5:00 p.m. The kitchen is not adequate for on-site food preparation; therefore, catering services only will be allowed.

The owner of the property will not be able to obtain a permit for on-premise sale of alcoholic beverages. According to Article 11, Section 11.12.1.B, on-premise consumption of alcoholic beverages shall be "allowed for restaurants with a gross floor area of less than 5,000 square feet; provided that at least ten percent (10%) of the total floor area shall be used as a kitchen, that no bar/holding area shall be permitted, and that at least seventy percent (70%) of gross restaurant revenues shall be from the sale of food prepared on-premise." In this case, the site cannot meet the full kitchen requirement.

However, the applicant may allow the person(s) renting the room to bring their own bottles in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.

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The applicant is requesting an appeal to the parking requirement. The required parking for the existing office uses plus the proposed multi-purpose room is 87 spaces. The Site Plan shows a total of 45 parking spaces provided. To address the parking shortage, the applicant set times for the multi-purpose room that would not conflict with the health care/ professional offices. For this scenario, only 58 parking spaces would be required. A note has been added to the Operational Plan, Ordinance and the Site Plan stating:

- “The hours of operation for the Multipurpose Room will be Monday through Friday, 5:00 pm to 12:00 am and Saturday and Sunday, 8:00 am to 12:00 am.”

This shared parking arrangement will also require a variance for a 22% reduction for required parking spaces. The restricted hours of operation will remain in place until additional parking is obtained to meet the needs of the Multi-Purpose Room.

Mrs. Elliott stated since the applicant is requesting the above noted appeal, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is providing street trees and screening shrubs for the new parking area.

The applicant has investigated other parking opportunities in the immediate vicinity and will continue to explore options. Therefore, staff recommends the following condition:

1. At such time that the applicant is able to provide additional parking, a revised Site Plan will be submitted to the Development Review Committee and the restricted hours of operation condition will be removed.

Commissioner Garrett asked with the approval of the site plan would there be a note on the site plan stating when the applicant is able to provide additional parking, a revised site plan will be submitted to the DRC and the restricted hours of operation condition would be revised. He also asked if the building occupancy would be 250 persons.

Mrs. Elliott replied yes, the applicant understands the condition as noted by staff. Mrs. Elliott said the occupancy has been estimated at 250, but the Building Inspections Department would be responsible for determining the occupancy load.

Juan Dellepiane, 1502 Houston Street, Grand Prairie, TX stepped forward representing the owner Dr. Carlos Laos. Mr. Dellepiane said they have made some major renovations to the entire building and are looking forward to doing business in the City of Grand Prairie.

Chairman Murphy noted there were no questions and no other speaker cards submitted for this case.

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There being no further discussion on the case, Commissioner Waggoner moved to close the public hearing and approve case SU090401/S090401 as recommended by staff. The action and vote recorded as follows:

Motion: Waggoner

Second: Koerth

Ayes: Moss, Adams, Koerth, Murphy, Lester, Waggoner and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #8-SU090601, Specific Use Permit, Burger King Restaurant (City Council District 3).

Mrs. Mary Elliott presented the case report to the Commission for approval of a Specific Use Permit for a restaurant with a drive-through window located within 300 feet of a residential area, located on 0.81 acres. The site is currently zoned General Retail (GR) District and is generally located north of E. Pioneer Parkway and east of S. Beltline Road. The owner is WG Grand Prairie TX, LLC. The applicant is Firebrand Properties.

Mrs. Elliott stated the proposed Burger King restaurant with a drive-through window will be a one-story masonry building containing 2,764 square feet situated on a 0.81 acre lot. The drive-through lane will accommodate nine vehicles in the queue. Adequate parking and maneuvering space is provided. An access easement will be dedicated for the entire five-acre tract of land under common ownership that will run along Pioneer Parkway. The access easement is already a dedicated easement by separate instrument. The hours of operation will be 6:00 a.m. to midnight, and the average number of employees is from five to eight people.

The building's exterior will be brown, beige and red brick masonry. A three-foot high roof parapet wall is required to screen roof mounted mechanical equipment from view. The masonry exterior for the dumpster enclosure will be the same color face brick as used on the primary structure. The landscape plan indicates that 7,798 square feet of landscaped area will be provided. The provided landscape area is 22% of the site area. The landscaped area required by the UDC is 5% of the site area or 1,760 square feet. Two pole signs will be allowed for both street frontages, along Lakeview Drive and Pioneer Parkway, per Article 9, "Sign Standards" of the UDC. The applicant is not requesting any appeals.

Mrs. Elliott stated the Development Review Committee recommends approval of this request for a Specific Use Permit and Site Plan for the proposed drive-through restaurant in accordance with all UDC and Site Plan requirements.

Chairman Murphy noted there were no questions for staff.

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Jim Shatto, 1608 Trafalgar Road, Forth Worth, TX stepped forward representing the case.

Commissioner Lester asked Mr. Shatto to address the lighting proposed for the new restaurant.

Mr. Shatto stated the lighting on the property would be professionally designed and would need to meet the city's standards. All of the lights would be facing downward so that light would not bleed onto adjoining properties. The drive-through would be adjacent to the Walgreens drive-through located on the east side of the building.

Commissioner Garrett asked how far the property line off Lakeview would be to the rear of the building.

Mr. Shatto replied about 300 feet.

Chairman Murphy noted several speaker cards submitted in opposition to this case.

Charles H. Smith, 901 Windchime, Grand Prairie, TX stepped forward in opposition to this request. Mr. Smith stated this restaurant would be located directly across from his property. He said the traffic would increase along Lakeview Drive, which is in need of repairs. Fire trucks would have a difficult time maneuvering down Lakeview Drive. Mr. Smith said there is already too much noise along this street, along with trash and debris, and would not like the restaurant to bring a charbroil odor to the area.

Tony Terlisner, 2338 Sheriff Drive, Grand Prairie, TX stepped forward in opposition to this request. Mr. Terlisner stated his concern is the traffic and noise this use would bring to the area.

Andres Padella, 2333 Windshime Drive, Grand Prairie, TX stepped forward in opposition to this request. Mr. Padella said he lives directly behind the Grand Bank. His concern is the speed limit along Lakeview Drive. He said the speed limit is 35 miles and nobody drives the speed limit, therefore this becomes a safety issue with his children playing in the area.

Chairman Murphy said what is before the Commission is a Specific Use Permit for a drive-through window within 300 feet of a residential area. This case is not a zoning change as the zoning is already in place and the restaurant use is permitted by right. What the SUP determines how the drive-through window would impact the adjacent neighborhood.

Charles Smith returned to the podium and stated the speeding is a major concern with the neighborhood, and he was told by the city this area would be improved. He asked when the city plans on repairing this road.

Transportation Planner Daon Stephens stated Lakeview Drive would be curbed and guttered. Nothing can be done about the loud noise coming from the vehicles, but he can contact the

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Transportation Department regarding the speeding along Lakeview Drive and staff can conduct a traffic study for this area.

Director of Development Bill Crolley said the city's Code Enforcement Division, along with the Burger King management, would work together in keeping the premises clean and free of debris.

Commissioner Koerth asked if the back access drive was required by the Fire Department or was it a request from the developer.

Mrs. Elliott said the applicant requested the access drive.

Chairman Murphy noted there were no more speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Garrett moved to close the public hearing and approve case SU090601 as recommended by staff. The action and vote recorded as follows:

Motion: Garrett

Second: Moss

Ayes: Moss, Adams, Koerth, Murphy, Lester, Waggoner and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #9-SU090602, Specific Use Permit, Barnes Compressor Station (City Council District 6).

Mr. Kevin Lasher presented the case report to the Commission for approval of a Specific Use Permit for a natural gas compressor station on 8.63 acres. The site is currently zoned Planned Development District-186 (PD-186) and Agriculture (A) District, and is generally located south of Bardin Road and west of Matthew Road. The property is located in the Lakeridge Parkway Overlay District. The owner/applicant is Texas Midstream Gas Services. The agent is William S. Dahlstrom.

Mr. Lasher stated a major purpose of a natural gas compressor station is to maintain the continuous flow of natural gas between supply areas (gas wells and gathering facilities) and the consumer market. These stations serve as pumping facilities that advance the flow of natural gas. The basic components of a compressor station include compressor units, scrubber/filters, cooling facilities, emergency shutdown systems and an on-site computerized flow control and dispatch system that maintains the operational integrity of the station. Compressor stations are unmanned and monitored by what is referred to as an off-site Supervisory Control and Data Acquisition (SCADA) system that manages and coordinates the operations of several compressor stations that tie together a natural gas pipeline system.

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The subject 8.63 acre station complex will contain a compressor enclosure housing up to five generators that will be built in phases. The site will also include associated cooling elements and pipeline apparatus such as scrubbers and filters. The compressor enclosure would be comprised of three elements:

1. The compressor equipment area,
2. The sound attenuation structure with an opened roof built around the equipment area, and
3. The architectural skin enclosure built around the sound structure with an open roof so that the compressor units can be easily repaired or replaced. A building permit will be required for the architectural enclosure.

The current noise standards listed in Chapter 13, Article XII of the city's Code of Ordinance will apply to this site to ensure adjoining property owners would be protected from excessive noise. Staff has visited two existing compressor sites in the metroplex area and found the sound attenuation structure eliminates a significant amount of noise and vibration. Key UDC standards applied to the station complex include yard setbacks, fencing and landscaping, building design and site paving. These standards are designed to ensure that the quiescence and aesthetic conditions of adjacent neighborhoods are not compromised.

Yard setbacks for this facility, established by Section 4.10 of the UDC, are as follows:

North – Zoned “A” Agriculture = 300’
South – Zoned PD for Single Family Residential = 300’
East – Zoned PD for Retail and Office uses = 200’
West - Zoned “A” Agriculture = 300’

The applicant is appealing to allow a setback of 250 feet from the adjacent residentially zoned property to the south. A “pig” receptacle (a component used for cleaning the pipe system) is situated approximately 250 feet from the Trailwood subdivision. Staff does not object to this appeal since the compressor enclosure will be setback approximately 400 feet from Trailwood.

Furthermore, the draft ordinance will contain a provision (in Section 2.B.7) stating the most southern boundary of the station complex shall be platted no closer than 191 feet from the Trailwood subdivision. No other setback appeals are being requested by the applicant.

As of the date of submittal for this SUP application, (April 28, 2009) the right-of-way for the future extension of Lakeridge Parkway has not been dedicated nor acquired by the City of Grand Prairie. The applicant will therefore not be liable for any future non-conforming building setback condition caused by the future dedication of the Lakeridge right-of-way. Once the right-of-way is secured and the road is constructed, an approximate 80-foot building setback will exist between the compressor enclosure and Lakeridge Parkway.

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The applicant has also chosen to construct a wrought iron type fence that would be setback approximately 50 feet from Lakeridge. A 50-foot wide pipeline easement is planned for the area between the fence and the future right-of-way. This 50-foot strip/easement would be finished out in a landscaped condition with shrubs and groundcover. Since the required front yard setback for industrial land uses is established at 25 feet (per Article 6, UDC) staff has no objection with these anticipated building setbacks facing future Lakeridge Parkway.

Mr. Lasher stated the applicant has chosen to enclose the northern and western boundary of the station complex with an 8-foot high wrought iron type fence with brick columns constructed every 50-feet on-center. A portion of this wrought iron fence that will be visible from future Lakeridge Parkway will be landscaped with 5-gallon Eleagnus Pungen shrub species. Since no domestic water or sewer is required for this project, the shrubs will be irrigated manually by the applicant until mature growth is established. A domestic water supply is not provided for compressor stations due to the existence of significant pipe infrastructure. Furthermore, the station will be unoccupied (hence, no need for restrooms), and the use of domestic water is not an effective means in extinguishing a natural gas fire. Any dead shrubs will need to be removed and replaced by the owner in accordance with UDC requirements.

For security purposes, the applicant will be providing an 8-foot high vinyl coated chain link fence for the remaining south and eastern boundaries of the station complex. A minimum 191-foot wide undisturbed vegetated area will remain in a natural condition between the southern boundary of the station complex and the adjacent Trailwood residential subdivision.

Mr. Lasher stated the design standards contained in Section 4.10 of the UDC are designed to ensure these stations will be compatible with the visual context of surrounding development. For this location, staff has recommended to the applicant that the design of the compressor enclosure be compatible with the visual context of the adjacent Trailwood Addition 1st Increment developed by Fox and Jacobs in 1977. Trailwood is a modest subdivision of entry to mid-level homes built with an average roof pitch of 4:12, and with an average exterior masonry content between 70 to 90 percent.

In accordance with Section 4.10, the compressor enclosure building will contain a four (4) foot high masonry bulkhead wall on at least two building facades most visible to the public. This bulkhead wall will occur on the north, east and west facades of the enclosure and will be trimmed on the top with a cast stone string course. These same building facades will also be constructed with a brick masonry field wall that is at least twenty (20) feet in width extending vertically to the roofline. The east and west facades will contain a sloped gabled roof element with a pitch of no less than 5:12. A mansard roof will adorn the top of the north façade wall. The non-masonry wall surfaces may be constructed of painted metal, stucco or cementitious fiberboard material.

The compressor building will be built in phases depending on the need to add more compressors to the station. It will begin with the western portion of the building and expand eastward as demand warrants. Since the compressor building is planned to be expanded in phases, the

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applicant is appealing for the use of a temporary synthetic masonry material, made of compressed polystyrene foam, for the most eastern wall for each successive expansion of the compressor enclosure. Said most eastern wall will be constructed of standard masonry materials upon completion of the final phase of the compressor building expansion. Staff does not object to this appeal.

Since the MCC building will be visible from future Lakeridge Parkway, it will be enclosed with 100% masonry and will be covered with a standing seam metal roof. The metal roof will be adorned with two roof copulas at the north and south building facades. This building will be constructed in one phase.

Mr. Lasher further stated that in accordance with Section 4.10.4.F of the UDC, vehicular access to the boundaries of the station complex from the street thoroughfare would be paved with a concrete surface at a thickness and design approved by the Engineering Division of the Development Department or designee. This provision shall also apply to those areas inside the boundaries of the station complex where vehicular traffic and parking is to occur.

The temporary alternative paving construction for the main access drive extending west from Matthew Road, as depicted in the Exhibit "B", shall be permitted until such a time future road improvements to both Matthew Road and Lakeridge Parkway have been completed. Upon the completion of future road improvements to both Matthew Road and Lakeridge Parkway, the main access drive extending west from Matthew Road shall be realigned and extended to the new location of Matthew Road, and then be repaved with permanent standard concrete paving as required by the SUP ordinance and all relevant provisions of the UDC.

Mr. Lasher stated the applicant is requesting two appeals:

1. ***Applicant appealing to allow a setback of 250 feet from the adjacent residentially zoned property to the south.*** (UDC Section 4.10.2.A)

Staff does not object to appeal No. 1 since the compressor enclosure will be setback approximately 400 feet from Trailwood. Furthermore, the draft ordinance will contain a provision (in Section 2.B.7) stating the most southern boundary of the station complex shall be platted no closer than 191 feet from the Trailwood subdivision.

2. ***Since the compressor building is planned to be expanded in phases, the applicant is appealing for the use of a temporary synthetic masonry material, made of compressed polystyrene foam, for the most eastern wall for each successive expansion of the compressor enclosure. Said most eastern wall will be constructed of standard masonry materials upon completion of the final phase of the compressor building expansion.*** (UDC Section 4.10.4.B)

Staff does not object to appeal No. 2 since the required masonry will be installed upon completion of the final phase of the compressor building expansion.

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Mr. Lasher stated the Development Review Committee (DRC) considers this SUP application submittal to be in substantial conformance with Section 4.10 of the UDC. The applicant's two appeals are deemed acceptable since conditions are contained in the draft ordinance to ensure full compliance will be achieved upon completion of new thoroughfare improvements and the final phase of the compressor building expansion. SUP case SU09602 is therefore recommended for approval by the DRC.

Once all issues involving the litigation are resolved, staff will be returning to the Commission and Council with a text revision to Section 4.10 reflecting the Court's final decision and other issues encountered during the review of this SUP request. Such revisions will also be forwarded to the City Council Development Committee for recommendation.

Commissioner Garrett asked if there is any written requirement stating the tree-line along the southern edge of the property would remain in its natural condition.

Mr. Lasher replied yes in the form of the required 191 foot boundary setback from the Trailwood subdivision to the south. Although the trees do provide a natural barrier between the residential neighborhood and the compressor station, staff is not able to legally place a condition in the ordinance that require the trees to remain undisturbed. This is because the trees are situated outside the SUP area, and the ordinance can only regulate the area inside the SUP boundary.

Commissioner Garrett asked if the Development Review Committee would still be recommending approval of this request if the tree-line was not in place.

Mr. Lasher replied yes, but without the tree-line to serve as a barrier, staff would consider an alternative screening method, such as a 6-foot high masonry wall.

Chairman Murphy asked if the 191 foot setback encroaches into the 250 foot setback.

Mr. Lasher replied the 191 foot setback is the property line boundary measured from the existing residential subdivision to the south. The 250 yard setback is measured to the nearest vertical structure.

In response to a follow up question from Chairman Murphy, Mr. Lasher stated a typical industrial building setback from residential zoning is 50 feet.

Bill Dahlstrom, 901 Main Street, Ste 6000, Dallas, TX stepped forward representing the case. He stated there are several issues currently under litigation, but they are working with staff to address these issues. Although the SUP request has been filed under protest, the owner is hoping to move forward with this request. He stated three sides of the building would be masonry, they would also provide a wrought iron fence with brick columns along Lakeridge Parkway, which is not built at this time but they are taking into consideration the future esthetics of the site. He said they have made some major modifications to the site plan since this case was first submitted.

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Laura Jones, Chesapeake Energy, 100 Energy Way, Fort Worth, TX stepped forward in support of this request. Ms. Jones presented the Commission with some slides of their exiting compressor station in Fort Worth, the Mercado Compressor Station, and described the affect it has on the surrounding area. She stated surrounding businesses at this location have not expressed any concerns with the compressor station.

Commissioner Garrett asked how many compressors are located at the Mercado site and how many are proposed for the Grand Prairie site.

Laura Jones said the Fort Worth site currently has two compressors and the Grand Prairie site would eventually have five compressors.

Commissioner Waggoner asked if the compressors would be running continuously once they go online or are they on demand.

Lyndon Larrison, 6100 West Western Avenue, Oklahoma, OK, stepped forward representing Chesapeake. He stated once the compressors go online they will run continuously. They will start with two compressor units. Future expansions will be determined by the price of natural gas.

Chairman Murphy noted one speaker card submitted for this case.

James Alow with RCC Child Development Center, 4437 Matthew Road, Grand Prairie, TX stepped forward in support of this request. Mr. Alow stated he is concerned with the future development of this area his only request would be that the noise be minimized. He stated he supports the industry.

Chairman Murphy noted there were no more speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Garrett moved to close the public hearing and approve case SU090602 as recommended by staff. The action and vote recorded as follows:

Motion: Garrett

Second: Waggoner

Ayes: Moss, Adams, Koerth, Murphy, Lester, Waggoner and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

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AGENDA PUBLIC HEARING ITEM: #10-S090601, Site Plan, Racetrac Great Southwest Parkway (City Council District 4).

Mrs. Mary Elliott presented the case report to the Commission for approval of a Site Plan for a gas station and convenience store on 1.948 acres. The site is currently zoned Planned Development District-45 (PD-45) and is generally located at the southwest corner of Bardin Road and Great Southwest Parkway. The property is located in the Interstate Highway 20 (IH-20) Corridor Overlay District. The owner/applicant is RaceTrac Petroleum, Inc.

Mrs. Elliott stated the proposed Convenience Store with Gasoline Sales will occupy a 5,200 square-foot masonry building on a 1.948 acre tract of land. The primary structure will include 80% brick and 20% stone materials, which meets or exceeds the Interstate Highway 20 (IH-20) Corridor Overlay requirements. The convenience store will be open 24 hours a day, 365 days of the year. The stores are centrally monitored 24 hours a day, well lit and equipped with an alarm system. The site will include twelve gasoline pump islands and will not include a car wash. There will be approximately four to six employees per shift.

The Site Plan meets the parking and landscape requirements. There will be 31 parking spaces including two handicap spaces, which meets the 13 space requirement. The required landscape area for the General Retail (GR) District is 5% of the total site area. The proposed landscape area is 28.5% of the total site area. The dumpster enclosure will be an 8'-0" tall masonry screening fence that is similar in material to the main structure and meets the requirements of UDC, Subsection 8.8.7.2.

The proposed signage is a 25-foot tall, 60 square-foot pole sign, which is allowed for commercial properties located outside of the Overlay District. However, since the property falls within the IH-20 Corridor Overlay District, only monument signs and wall signs are allowed. A variance is required for the pole sign.

The proposed gas canopy includes a flat roof structure. According to the IH-20 Corridor Overlay District, Section 3.D.2 requires roofline variation for non-residential buildings. It is therefore recommended that the gas canopy structure be designed with a pitched roof profile similar to the primary structure on the site.

A sloped gas canopy was approved for a proposed Quik Trip facility located at the southwest corner of Pioneer Parkway and Robinson Road, as approved by the City Council on March 20, 2007 by Ordinance No. 7570 (case file SU070301/S070301). This property is located in the SH-161 Corridor Overlay District, which also requires roofline variation.

A sloped gas canopy was also approved for an existing RaceTrac store that is currently operating at the southwest corner of Palace Parkway and N. Beltline Road. This site is located in the Beltline Corridor Overlay District.

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Mrs. Elliott stated the applicant is requesting two appeals:

1. The proposed signage is a 25-foot tall, 60 square-foot pole sign, which is allowed for commercial properties located outside of the Overlay District. However, since the property falls within the IH-20 Corridor Overlay District, only monument signs and wall signs are allowed. A variance is required for the pole sign.
2. The proposed gas canopy includes a flat roof structure. According to the IH-20 Corridor Overlay District, Section 3.D.2 requires roofline variation for non-residential buildings. It is therefore recommended that the gas canopy structure be designed with a pitched roof profile similar to the primary structure on the site.

Mrs. Elliott stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

The Landscape Plan includes 28.5% landscape area, which exceeds the 5% landscape area that is required for the Planned Development 45 (PD-45) District.

Chairman Murphy noted there were no questions for staff.

Jacob Sumpter with Mycoskie, McInnis & Associates, 200 E. Abrams Street, Arlington, TX stepped forward representing the case.

Commissioner Lester said he is looking forward to a RaceTrac convenience store at this location. He asked if there are any other alternatives to the signage if the Commission does not grant their requested variance.

Mr. Sumpter replied yes, they would provide a monument sign.

Chairman Murphy noted one speak card submitted in support of this request, but did not wish to speak.

Anita James, 3225 Cumberland Blvd., Atlanta, GA 30339

There being no further discussion on the case, Commissioner Lester moved to close the public hearing and approve case S090601 as recommended by staff, granting the applicant a variance for a flat roof over the gas canopy, and denying the applicant's requested variance for the proposed 25-foot tall, 60 square-foot pole sign. The action and vote recorded as follows:

Motion: Lester
Second: Garrett

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Ayes: Moss, Adams, Koerth, Murphy, Lester, Waggoner and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #11-TA090601, Text Amendment, Appendix "A" of the Unified Development Code, "Specific Use Permits".

Mr. Kevin Lasher presented the case report to the Commission to amend Appendix A "Specific Use Permits", to update the listing of specific use permits adopted by the City Council. The owner is the City of Grand Prairie. The applicant is the Planning Department.

Mr. Lasher stated this is an editorial amendment to update the listing of Specific Use Permits (SUP's) adopted by the City Council.

Staff recommends the amending of Appendix A, "Specific Use Permits," of the Unified Development Code be approved as shown in the Exhibits.

Chairman Murphy noted there were no questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Waggoner moved to close the public hearing and approve case TA090601. The action and vote recorded as follows:

Motion: Waggoner

Second: Lester

Ayes: Moss, Adams, Koerth, Murphy, Lester, Waggoner, and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #12-TA090602, Text Amendment, Appendix "B" of the Unified Development Code, "Planned Developments".

Mr. Kevin Lasher presented the case report to the Commission for approval to amend Appendix B "Planned Development Districts", to update the listing of planned developments adopted by the City Council. The owner is the City of Grand Prairie. The applicant is the Planning Department.

Mr. Lasher stated this is an editorial amendment to update the listing of Planned Developments (PD's) adopted by the City Council.

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Staff recommends the amending of Appendix B, "Planned Developments," of the Unified Development Code be approved as shown in the Exhibits.

Chairman Murphy noted there were no questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Waggoner moved to close the public hearing and approve case TA090602. The action and vote recorded as follows:

Motion: Waggoner

Second: Adams

Ayes: Moss, Adams, Koerth, Murphy, Lester, Waggoner, and Garrett.

Nays: None

Approved: **7-0**

Motion: **carried.**

Commissioner Moss moved to adjourn the meeting.

The meeting adjourned at 8:40 p.m.

Robert P. Murphy, Jr., Chairman

ATTEST:

Jerry King, Secretary