



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 7, 2010**

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COMMISSIONERS PRESENT: Vice-Chairman Tommy Garrett, Commissioners Ed Gray, Cindie Moss, Dave Lester, Secretary Carol Ann Adams and Phil Philipp.

COMMISSIONERS ABSENT: Chairperson Jerry King, Brian Waggoner and Charles Koerth.

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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Services, Chris Agnew, Asst. Storm Water Utility Manager, and Chris Hartmann, Executive Assistant.

Vice-Chairman Tommy Garrett called the meeting to order at 7:00 p.m.

CONSENT AGENDA ITEMS: disapproval of plats without prejudice for the following Agenda Items: #1-RP100701, #2-P100701, #3-P100702, #4-P100703 and #5-P100701

CONSENT AGENDA ITEM: #7-P100601, Final Plat, Tu Vien Gioi Nghiem Buddhist Temple (City Council District 4) and Item #8-P100602, Final Plat, Lot 5, Block 1, Poly America (City Council District 4)

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #14- SU080403A, Specific Use Permit, 1915-1917 Airport Street and Item #15-SU100602/S100602, Specific Use Permit/Site Plan, 3010 S. Carrier Parkway

(The above items are not public hearing items).

Motion was made to approve consent agenda items regarding the Disapproval of Plats without Prejudice for cases RP100701, P100701, P100702, P100703 and P100701, to approve Consent Agenda items P100601 and P100602, and to postponed cases SU090403A and SU100602/S100602. The action and vote on the Consent Agenda recorded as follows:

Motion: Philipp

Second: Gray

Ayes: Garrett, Philipp, Adams, Gray, Lester and Moss.

Nays: None

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Approved: **6-0**  
Motion: **carried.**

AGENDA ITEM: #6-APPROVAL OF MINUTES:

Motion was made to **approve** the minutes of the Planning and Zoning Commission meeting of May 3, 2010. The action and vote recorded as follows:

Motion: Philipp  
Second: Gray  
Ayes: Garrett, Philipp, Adams, Gray, Lester and Moss.  
Nays: None  
Approved: **6-0**  
Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #9-RP100601, Lots 10R & 11R, Block A, Miller Place (City Council District 5).

Senior Planner Mary Elliott presented the case report to the Commission for approval of a Replat of 0.5165 acres combining three residential lots into two residential lots. The site is currently zoned Single Family-One (SF-1) District and is generally located south of Small Hill Street and east of N. Center Street. The owner is Altha Evelyn Miller, the applicant is Charles G. Starnes and the agent is Randy Miller.

Mrs. Elliott presented a Power Point presentation and noted;

The property is being replatted for creating a larger lot for a proposed single-family home. The applicant is appealing the requirement for a 7.5 foot right-of-way dedication for Moore and N.W. 2<sup>nd</sup> Streets. According to UDC, Article 23 "Master Transportation Plan," Section 23.4.10, roadways that are classified as "local residential" or "rural streets" have the following requirements:

- Local streets typically provide two moving lanes of traffic and one parking lane. These provisions require a minimum of 50 feet of right-of-way dedication, and normally 31 feet of paving. In areas where development densities are relatively low, the minimum paving width is normally 27 feet.

Moore Street has about 25 feet of paving width, and N.W. 2<sup>nd</sup> Street has about 20 feet of paving width. According to UDC, Article 12 "Platting" Section 12.19.6:

- Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan, Article 23 and Thoroughfare Map for each classification of roadway. The Planning and Zoning Commission may grant an exception to this requirement upon recommendation of the Director of Transportation Services when a property is being platted

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or re-platted when (1) the adjacent street is already improved with curb and gutter, (2) the adjacent street is functioning adequately, and (3) there are no plans to improve the street in the following five years.

The adjacent streets are already improved with curb and gutter, are functioning adequately, and there are no plans to widen the streets in the following five years. Sidewalks exist along both Moore Street and N.W. 2<sup>nd</sup> Street. Right-of-way expansion would result in the removal of the existing sidewalks and trees. The sidewalks have been reconstructed to be placed as close as possible to the location of the original sidewalks. In addition, mature street trees that line the street along N.W. 2<sup>nd</sup> Street would be lost.

Mrs. Elliott stated the Development Review Committee supports the request to replat Lots 10R and 11R, Block A, Miller Place. Contingent upon approval of the exception to the pavement width requirement by the Planning and Zoning Commission, staff recommends sidewalk easements be dedicated for any sidewalks, or portions thereof, that encroach on private property, and that a 10' x 10' corner clip be dedicated at the intersection of Moore Street and N.W. 2<sup>nd</sup> Street.

Commissioner Lester asked if the applicant was aware of the recommended conditions of approval.

Mrs. Elliott replied yes.

Vice-Chairman Garrett opened the public hearing and asked for speakers.

Mr. Charles Starnes, Consultant Engineer/Surveyor, 204 W. Nash Street, Grapevine, TX stepped forward representing the case and the Miller family. Mr. Starnes stated the Miller family has own the property for many years and have remodeled their existing home. He stated the Miller family wishes to appeal the right-of-way requirements. Mr. Starnes stated they have met with the Transportation Director, Mr. Sparks who has indicated the streets are already improved with streets and gutters and there are no plans to widen the street. He said the right-of-way expansion would result in the removal of the existing sidewalks and trees, therefore the Transportation Department have asked that they provide a corner clip and sidewalk easement at the intersection of Moore and 2<sup>nd</sup> Street. Mr. Starnes stated his client was in agreement with these conditions.

Vice-Chairman Garrett noted there were no more questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Lester moved to close the public hearing and approve case RP100601 as presented by staff including the applicants requested appeal. The action and vote being recorded as follows:

Motion: Lester  
Second: Philipp

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Ayes: Garrett, Philipp, Adams, Gray, Lester and Moss

Nays: None

Approved: **6-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #10-SU100601, Specific Use Permit, Payday Loans and Financial Services (City Council District 2).

Senior Planner Martin Barkman presented the case report to the Commission for approval for a Specific Use Permit for a payday loan and financial services business. The site is currently zoned General Retail (GR) District and is located east of Corn Valley Road on the south side of E. Pioneer Parkway in the Plaza 303 Shopping Center. The owner/applicant is Corey Gleason and the agent is Keeton Surveying.

Mr. Barkman also presented a Power point presentation and stated the proposed use will function as a financial services business in an office environment that will provide payday loans to their clients. In the future other financial services will be added which include issuance of prepaid debit cards, cash for gold and fax and copier services.

Mr. Barkman stated no appeals are being requested by the applicant. Therefore, the Development Review Committee recommends full approval of this request as no appeals to the Unified Development Code are being requested by the applicant.

Vice-Chairman Garrett opened the public hearing and asked for speakers.

Vice-Chairman Garrett noted the applicant was not present, and there were no questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Moss moved to close the public hearing and recommend approval of case SU100601 as recommended by staff. The action and vote being recorded as follows:

Motion: Moss

Second: Gray

Ayes: Garrett, Philipp, Adams, Gray, Lester and Moss

Nays: None

Approved: **6-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #11-S100601, Site Plan, Lot 5, Block 1, Poly America (City Council District 4).

Chief City Planner Kevin Lasher presented the case report to the Commission for approval of a Planned Development District Site Plan for a warehouse building on 47.53 acres. The site is

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currently zoned Planned Development District No. 200 (PD-200) for Light Industrial (LI) uses and is located on the west side of S.H. 161 north of W. Marshall Drive. The subject property is located within the S.H. 161 Overlay District. The owner is Mars Partners LTD, the applicant is Poly-America,L.P., and the agent is Graham Associates, Inc.

Mr. Lasher also presented a Power Point presentation and stated the applicant's submittal depicts a 47.53 acre tract of land (46.14 acres net of floodplain areas) situated south of an existing floodway detention field with a dedicated floodway easement that has been engineered and improved by the owner. It would be platted into one lot for a proposed 428,400 square foot trucking facility to be operated by Poly America. A companion Final Plat application has also been submitted for the June 7<sup>th</sup> P&Z agenda under item No. 5: **P100602 – Final Plat – Lot 5, Block 1, Poly America.**

Mr. Lasher noted the owner has designed the proposed building so that it may be converted to a light manufacturing use in the future, which is a permitted use under PD-200. If converted, silo structures would be constructed along the south building facade that would measure approximately 95-feet in height. As of the time of application submittal, the owner did not know when or if the building would be converted. The owner's representative has informed staff that such a conversion would be several years in the future.

Due to the site's proximity and visibility to State Highway 161, the owner would also like to have the option of constructing an architectural tower feature with corporate signage, and/or an area of increased roof height to accommodate future expansion. The applicant is requesting an additional 90-feet in building height to accomplish these objectives in the future. An appeal is required since the maximum building height prescribed for the Light Industrial District is 50 feet.

Mr. Lasher stated the applicant is appealing the minimum building height requirement of 50-feet to accommodate future expansion plans. Staff does not object to this appeal since the building setback from State Highway 161 is in excess of 400 feet, and additional tower elements with similar increased heights exist within the Poly America complex.

Mr. Lasher stated the Development Review Committee (DRC) recommends approval of this case and does not object to the approval of the applicant's appeal for increased building height.

Vice-Chairman Garrett opened the public hearing and asked for speakers.

Brian Avirett with Graham Associates, Inc., 60 Six Flags Drive, Arlington, TX stepped forward representing the case. Mr. Avirett stated by adding the drive off Hwy 161 this would reduce the traffic along Marshall Drive.

Commissioner Lester asked if you are traveling north on Hwy 161, would you need to make a u-turn at Dickey Road to access the premises.

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Mr. Avirett replied yes. However, the u-turn required at the southbound service road may discourage some northbound drivers to exit at Marshall.

Commissioner Gray asked how much traffic would be accumulated coming off Dickey Road.

Keith Pannell with Poly America, L.P., 2000 W. Marshall Drive, Grand Prairie, TX, stated most of the traffic would be coming from the Interstate 30 and Interstate 20 corridors. They are anticipating about 35 to 40 trucks a day, but he does not anticipate having a high volume of truck traffic u-turning onto Dickey Road.

Commissioner Gray asked the applicant to address the future tower requirement.

Mr. Pannell stated the tower would be utilized for production purposes only if they expand in the future. They do not know when or if that will occur, but would prefer to have the additional height approved just to be prepared.

Vice-Chairman Garrett noted there were no more questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Lester moved to close the public hearing and recommend approval of case S100601 as recommended by staff, and recommend approval of the applicant's appeal for additional building height. The action and vote being recorded as follows:

Motion: Lester

Second: Philipp

Ayes: Garrett, Philipp, Adams, Koerth, Gray, Lester and Moss

Nays: None

Approved: **6-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #12-TA100601, Text Amendment, Article 14, "Drainage", of the Unified Development Code.

Chief City Planner Kevin Lasher presented the case report to the Commission for approval of an amendments to text affecting Article 14, "Drainage" of the Unified Development Code. The purpose of these amendments is to update certain drainage provisions of the code as required by the Texas Commission on Environmental Quality (TCEQ). The owner is the City of Grand Prairie.

Mr. Lasher stated as part of the city's third year commitment to TCEQ for our Storm Water Management Program Permit, staff is required to "Develop guidance documents for developers and other responsible parties addressing maintenance and operation responsibilities, stressing the importance of proper maintenance for water quality and quantity control and ensuring proper

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maintenance activities are conducted.” The proposed amendment provides policies and guidance to developers for maintenance and operation of proposed post construction storm water management facilities such as detention basins. The amendment requires that developers/property owners sign a maintenance agreement with the city obligating developer/property owners and their successors to operate and maintain post construction storm water management facilities in compliance with the policies and guidelines. The guidance documents and agreement forms are to be included in Appendix M of the Unified Development Code.

Mr. Lasher stated the Development Review Committee recommends approval of the noted amendments to Article 14, “Drainage” of the Unified Development Code as shown in the draft ordinance.

Vice-Chairman Garrett noted there were no more questions and no speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Adams moved to close the public hearing and recommend approval of case TA100601 as presented by staff. The action and vote being recorded as follows:

Motion: Adams

Second: Gray

Ayes: Garrett, Philipp, Adams, Gray, Lester and Moss

Nays: None

Approved: **6-0**

Motion: **carried.**

### AGENDA PUBLIC HEARING ITEM: #13-MTP100601, Master Transportation Plan, Realignments, Reclassifications, Additions and Deletions of Thoroughfares.

Transportation Planner Daon Stephens presented the case report to the Commission for approval of an amendment to Article 23, “Master Transportation Plan,” by revising the Thoroughfare Map to remove all or portions of Gilbert Road, Riverside Parkway, and Magna Carta Boulevard. Revise the Thoroughfare Plan to reclassify a portion of Gilbert Road to a collector (C2U) roadway. Revise the Thoroughfare Plan to remove a street connection on Post and Paddock Road/ W. Oakdale Road between 114th Street and Roy Orr Boulevard over the Trinity River. Revise the Thoroughfare Map to reflect the addition of a collector street from Koscher Drive to Prairie View Boulevard/ Gifco Road. Revise the Thoroughfare Map to reflect the realignment of Prairie View Boulevard/ Gifco Road to cross the south end of Joe Pool Lake across the existing bridge to FM-661. Add a principal arterial (P4D) from Prairie View Boulevard/ Gifco Road to future Loop 9. Revise the Thoroughfare Map to reflect the realignment of Davis Drive as it terminates into FM-661 and reclassify Davis Drive as a principal arterial (P4D) roadway. Revise the Thoroughfare Map to terminate Heritage Parkway into Davis Drive. Revise the Thoroughfare Map to reflect the realignment of Greenway Trails between Davis Drive and Heritage Parkway,

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and reclassify Greenway Trails from a principal arterial (P4D) to a minor arterial (M4U) street. Revise the Thoroughfare Map to include a collector (C2U) through Greenway Trails between Heritage Parkway and FM-661. The owner/applicant is the City of Grand Prairie.

Mr. Stephens stated on April 13, 2010, the City Council Development Committee recommended that the Master Transportation Plan Amendment, which applies to the addition, deletion, realignment and reclassification of thoroughfares, proceed through the approval process. The first available City Council meeting after the P&Z meeting will be the June 15<sup>th</sup> Council agenda.

Mr. Stephens stated as part of the 2010 Comprehensive Plan process, the Thoroughfare Map portion of the Master Transportation Plan will be amended. Staff will be bringing the proposed changes to the Planning and Zoning Commission and City Council in phases. The four phases include:

1. Frontage roads and connectors for major highways (Phase I) [**Approved 5-18-10**];
2. Additions and deletions of thoroughfares (Phase II);
3. Reclassification of streets, up- or downgrading (Phase III); and
4. Roads in the extraterritorial jurisdiction (Phase IV).

Mr. Stephens stated the Development Review Committee recommends approval of the noted amendments to Article 23, "Master Transportation Plan" of the Unified Development Code as shown in the draft ordinance.

Vice-Chairman noted several speaker cards submitted for this case.

Kenneth and Mae Hearn, 3509 Gilbert Road, Grand Prairie, TX stepped forward with concerns. Mr. Hearn asked if these changes would affect his property located along Josephine Lane extending southward from Rock Island. He asked if he would have to dedicated additional right-of-way.

Mr. Stephens said these changes would not have an impact on Mr. Hearn's property as future improvements within this thoroughfare could be built within the existing right-of-way.

John & Tonie Rouser, 5251 West Cove Way, Grand Prairie, TX asked if there would be another street put in place where Magna Carta Boulevard was proposed to be deleted south of Camp Wisdom Road. He stated his property is adjacent to the Super Target retail property.

Mr. Stephens replied no, he noted there is an access easement that would remain in place within the retail center that has taken the place of the road.

Vice-Chairman Garrett noted there were no more questions and no other speaker cards submitted for this case.



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There being no further discussion on the case, Commissioner Adams moved to close the public hearing and recommend approval of case MTP100601 as presented by staff. The action and vote being recorded as follows:

Motion: Adams

Second: Gray

Ayes: Garrett, Philipp, Adams, Gray, Lester and Moss

Nays: None

Approved: **6-0**

Motion: **carried.**

Comments by the Commission:

Commissioner Lester thanked staff and expressed his appreciation to all members of the Commission for doing a great job for this City.

Commissioner Lester moved to adjourn the meeting.

The meeting adjourned at 8:00 p.m.

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Tommy Garrett, Vice-Chairperson

ATTEST:

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Carol Ann Adams, Secretary