

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 2, 2012

COMMISSIONERS PRESENT: Chairman Tommy Garrett, Vice-Chairperson Cindie Moss, Secretary Carol Ann Adams, Commissioners James Wooldridge, Lynn Motley, Ed Gray, Joe Arredondo, Bill Moser and Phil Philipp.

COMMISSIONERS ABSENT: None

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

Chairman Tommy Garrett called the meeting to order in the Council Chambers in the City Hall Building at 7:00 p.m.

Chairman Tommy Garrett gave the invocation.

CONSENT AGENDA ITEMS: disapproval of plats without prejudice for the following agenda item: #1-RP120801- Replat of Lots 14R-2, Block A & 5R-1, Block B, Jefferson Heights Addition.

(The above item is not a public hearing item).

Motion was made to approve the consent agenda item regarding the Disapproval of Plats without Prejudice for case RP120801. The action and vote on the Consent Agenda being recorded as follows:

Motion: Moss Second: Philipp

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

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

AGENDA ITEM: #2-APPROVAL OF MINUTES:

Motion was made to **approve** the minutes of the Planning and Zoning Commission meeting of June 4, 2012. The action and vote being recorded as follows:

Motion: Moss Second: Philipp

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

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

AGENDA PUBLIC HEARING ITEM: #3 - SU120101A, Specific Use Permit, 3110 - 3114 E. Main Street (City Council District 5).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of an amendment to Specific Use Permit 883 to add auto sales (wholesale), general automotive repair, and major component replacement to the permitted uses of an existing used auto sales lot (retail) on 0.45 acres. The site is currently zoned Commercial (C) District and is located on the north side of E. Main Street, east of MacArthur Boulevard. The subject property is located in the Central Business District-Four (CBD-4) Overlay District. The owner/applicant is Navio Forutan.

Mr. Barkman stated the proposed use will function as a used car sales lot on 0.45 of an acre. If approved, used car sales – wholesale, general auto repair, and major component replacement will be added to the existing used car sales function on site. The site is developed with a 4,680 square foot masonry and metal building. The applicant is also proposing to install a car wash under the canopy at the rear and do make ready services on site.

Mr. Barkman said the front of the site is completely paved with concrete and will have eleven parking spaces, with six for customers and five spaces for inventory. Since the initial approval, the applicant has paved an area at the rear with concrete in conformance with city requirements. The additional paving allows additional parking spaces, with four designated for employees, and 16 spaces for vehicle inventory. Total parking allowed on the site will be 31 vehicles.

Mr. Barkman stated the applicant has shown a dumpster to be located at the northeast corner of the property as required. The applicant previously appealed the requirement to screen the proposed dumpster location. The City Council granted the appeal with the original SUP application on January 17, 2012. The applicant has indicated that he will initially be the only employee, but may add 1 to 2 employees in the future. The proposed hours of operation will be Monday through Saturday from 8:00 a.m. to 8:00 p.m.

Mr. Barkman stated the site was constructed at a time when no landscaping was required and is vested with respect to the City's current landscaping requirements. No new landscaping will be provided.

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

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

The applicant, Navio Forutan, 3110 -3114 E. Main Street, Grand Prairie, TX, was present representing the case and to respond to questions from the Commission.

There being no questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case SU120101A as presented by staff. The action and vote being recorded as follows:

Motion: Moser Second: Gray

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

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

AGENDA PUBLIC HEARING ITEM: #4 - Z120701/SU120601, Zoning Change/Specific Use Permit, 710 MacArthur Boulevard (City Council District 5).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from General Retail (GR) to a Planned Development (PD) for General Retail uses and Used Car Sales as an accessory use, and a Specific Use Permit for a used automobile sales lot on 0.47 acres. The subject property is currently zoned General Retail (GR) District and is located on the east side of MacArthur Boulevard, north of Bowles Street. The owner/applicant is Elena Vazquez.

Mr. Barkman stated the proposed use will function as a used car sales lot on 0.467 of an acre. If approved, used car sales will share the site with two existing uses that are allowed by right. No repairs will be done on site. Only used car sales and make ready service will be done by this Specific Use Permit. The site is developed with a 5,700 square foot masonry building.

Mr. Barkman stated the site is already developed with two existing uses, a retail thrift store and 1st Republic Insurance agency. The used car sales use will office in the existing building and is part of the other businesses conducted on site.

Mr. Barkman stated the site is completely paved with concrete and will have five parking spaces dedicated for the used car sales inventory. The spaces will be located on the north side of the site away from the street right-of-way. Fourteen additional spaces are provided for all customers and one space for handicapped access. Total parking allowed on the site will be 19 vehicles.

Mr. Barkman stated the applicant has shown a dumpster to be located on the north side of the existing building. The applicant will be installing dumpster screening as required by the Unified Development Code.

Mr. Barkman stated the applicant has indicated that he will be the only employee doing used car sales. The proposed hours of operation will be Monday through Saturday from 8:00 a.m. to 6:00 p.m. The site was constructed at a time when no landscaping was required and is vested with respect to the City's current landscaping requirements. No new landscaping will be provided.

Mr. Barkman stated since no appeals to the Unified Development Code are being requested by the applicant, the Development Review Committee is recommending full approval of the case in conformance with the conditions contained in the draft ordinance.

Commissioner Arredondo asked if the used car sales lot would have a sign.

Mr. Barkman replied yes, there would be some additional signage added to the site that will be permitted separately.

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

There being no speakers or further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approval of case Z120701/SU120601 as presented by staff. The action and vote being recorded as follows:

Motion: Arredondo Second: Moser

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

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

AGENDA PUBLIC HEARING ITEM: #5 - SU120701, Specific Use Permit, 3015 Eagle Drive, Suite 100 (City Council District 4).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit for an office with internet automobile exporting and automobile storage on 0.96 acres. The subject property is zoned Light Industrial

(LI) District and is generally located north of Mayfield Road and east of Highway 360. The owner/applicant is Nael Mansour and the agent is Helmi Mansour.

Mr. Barkman stated the proposed use will function as an internet car sales facility on a 0.180 acre portion of a 0.92 acre tract. The total lease space to be used for the SUP area on the existing 0.92 acre lot is 7,887 square feet. If approved, internet car sales will share the site with other existing uses that are allowed by right. No repairs will be done on site as a part of this business. Only internet car sales and exporting service will be done by this Specific Use Permit. The site is developed with an existing 15,750 square foot masonry building. The applicant is leasing 2,649 square feet of the existing building on the far east end of the site.

Mr. Barkman stated the proposed use is for internet auto sales with associated interior vehicle storage and office uses. There will be no sales of vehicles done on site and no sales inventory will be held on site for more than a week. The majority of the business operation involves the exporting of used vehicles for overseas sales. In most cases, transporters load vehicles directly from the auction site to ports for shipping. Direct shipping from this site should not occur more than three times per month. There will be no more than five vehicles parked on site with overnight storage being in the warehouse prior to shipping.

Mr. Barkman stated the site is completely paved with concrete and will have five exterior and six interior parking spaces dedicated for the business's use. The exterior spaces are located on the north side of the site away from the street right-of-way. Total parking allowed for the proposed use will be 11 vehicles.

Mr. Barkman stated the applicant has indicated that there will be two to four employees on site as needed. The proposed hours of operation will be Monday through Saturday from 9:00 a.m. to 6:00 p.m. The site is currently landscaped at the standard of 4% of the net land area for the Light Industrial (LI) District and is compliant with the City's current landscaping requirements. No new landscaping will be provided.

Mr. Barkman stated since no appeals to the Unified Development Code are being requested by the applicant, the Development Review Committee is recommending full approval of this request in conformance with the conditions contained in the draft ordinance.

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

There being no speakers or further discussion on the case, Commissioner Adams moved to close the public hearing and recommend approval of case SU120701 as presented by staff. The action and vote being recorded as follows:

Motion: Adams Second: Moser

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

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

AGENDA PUBLIC HEARING ITEM: #6 - SU120702, Specific Use Permit, 101 East Shady Grove Road (City Council District 1).

Chief City Planner Kevin Lasher presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit for heavy equipment repair with heavy equipment sales on 5.16 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located east of State Highway 161 and north of West Oakdale Road. The owner is Dennis McBride, the applicant is Conley Lott Nichols and the agent is Walter Nelson.

Mr. Lasher stated the applicant, Conley Lott Nichols, Inc., sells and services various brands of construction aggregate, excavators, track-type tractors, road paving and hydro seeding machinery. These types of machines are primarily used by the road construction industry. The applicant's web site is http://www.nicholsroadbuilding.com/. They also order, ship and sale machinery parts both on and from their office location. The sales component of their operation is already a permitted use in the Light Industrial (LI) District.

Mr. Lasher said in addition to the sales function, the applicant also repairs and rebuilds most types of construction equipment, including the repair of undercarriages on excavators and tracktype tractors. They also repair asphalt pavers, concrete pavers, distributor trucks and chip spreaders. The repair component of their operation requires an SUP as noted above.

Mr. Lasher stated the applicant will be utilizing an existing metal building on the subject property that contains approximately 36,400 SF of interior building area. The office portion on the front face of the building (3,400 SF) will be utilized for the administrative and sales offices. Behind this office will be additional staff offices, service areas, inventory room and a repair shop.

Mr. Lasher stated the west and east sides of the building are already paved with concrete drives and parking. The Fire Department has requested the concrete paving be extended 70 feet out from the south building façade to enable the establishment of a looped fire lane surrounding three sides of the building. A covered equipment washing bay will be constructed between the extended fire lane to the south and the south building façade. The asphalt parking lot located in front of the building is in an acceptable condition and will remain for use by office employees and customers.

Mr. Lasher stated an open area located south of the building has been filled with aggregate material deposited by a cast stone manufacturer who previously occupied the building. The

applicant has stated they will not need to park any vehicles or equipment in this area. Therefore, the draft ordinance contains a provision prohibiting the parking of any vehicles in this area. This parking prohibition will also extend to any other areas of the property that are not paved. Other major provisions are in the draft ordinance are as follows:

All equipment repair and related operations on this site will be required to be performed in an enclosed building.

Welding processes used for equipment repair operations shall be permitted in compliance with the regulations contained in the Grand Prairie Uniform Fire Code.

No equipment washing shall be allowed on site without a covered car wash bay with sand and grit trap tied into the sanitary sewer as approved by the Environmental Services Department.

No inventory, equipment, machinery or any other materials shall be placed on any unpaved surface within the SUP Area.

City staff will require a Noise Abatement Study in the event excessive noise complaints are received from an occupant(s) of residences located within 300 feet of the building within the SUP Area. Certain types of proposed industrial activities, such as heavy equipment operations, industrial repair facilities and similar type uses, may trigger a study requirement to demonstrate that the noise producing activity will comply with local noise standards. A qualified noise consultant/engineer approved by the City's Environmental Services Director shall conduct such study.

Mr. Lasher stated according to the provided operational plan, the applicant will have eleven (11) service technicians in the indoor shop and in the field. They will also have one warehouse employee and up to fifteen (15) operational and administrative staff. The hours of operation will be Monday through Friday 7:30 a.m. to 5:00 p.m. All repair work will occur inside the shop building. The outdoor display of new equipment will be required to be parked on a concrete paved surface.

Mr. Lasher stated since the applicant has not identified any appeals, the Development Review Committee (DRC) recommends approval of this request. Additionally, the DRC recommends a two (2) year administrative review period to ensure the applicant is operating in strict compliance with the ordinance and operational plan.

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

The applicant Walter Nelson, 1812 Carla Avenue, Arlington, TX stepped forward representing the owner Mr. McBride. Mr. Nelson said the property owner has a long history working in this

type of business and has been in business for 75 years. Mr. Nelson said the property owner is looking forward to relocating his business to Grand Prairie.

Commissioner Gray asked where the business is locating from.

Mr. Nelson replied the existing business is located at 415 N. Loop 12, south of Union Bower Road in Irving.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case SU120702 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Wooldridge

Ayes: Adams, Arredondo, Garrett, Gray, Moser, Moss, Motley, Philipp and Wooldridge.

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

Comments by the Commission: None

Citizen Comments: None

Chairman Garrett moved to adjourn the meeting. The meeting adjourned at 7:35 p.m.

Tommy Garrett, Channan

Carol Ann Adams, Secretary

ATTEST:

8

nn Adams