



**CITY OF GRAND PRAIRIE
REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 9, 2009**

(Meeting video accessed at - http://gptx.granicus.com/MediaPlayer.php?view_id=2&clip_id=760)

COMMISSIONERS PRESENT: Chairman Bob Murphy, Vice-Chairman Dave Lester, Secretary Jerry King, Commissioners Phil Philipp, Cindie Moss, Charles Koerth, Carol Ann Adams and Tommy Garrett.

COMMISSIONERS ABSENT: Brian Waggoner

CITY STAFF PRESENT: Kevin Lasher, Chief City Planner, Martin Barkman, Senior Planner, Mary Elliott, Senior Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney and Chris Hartmann, Executive Secretary.

Chairman Bob Murphy called the meeting to order at 7:00 p.m.

AGENDA ITEM: 1-APPROVAL OF MINUTES:

Motion was made to **approve** the minutes of the Planning and Zoning Commission meeting of January 26, 2009. The action and vote recorded as follows:

Motion: Garrett

Second: Lester

Ayes: King, Lester, Moss, Murphy, Philipp, Koerth, Adams and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

CONSENT AGENDA ITEM: #2-RP090201, Replat, North Texas Electrical Center (City Council District 1).

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

Motion was made to **approve** Consent Agenda item RP090201. The action and vote on the Consent Agenda recorded as follows:

Motion: Garrett

Second: Lester

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Ayes: King, Lester, Moss, Murphy, Philipp, Koerth, Adams and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #3-S090201, Site Plan, International Brotherhood of Electrical Workers (City Council District 1).

Senior Planner Martin Barkman presented the case report to the Commission for approval a Site Plan for an office facility on 5.39 acres. The site is currently zoned Planned Development District-217 (PD-217) and is generally located south of Interstate Highway 30, being situated north and east of Tarrant Road. The property is located in the Beltline Road Overlay District. The owner is IBEW. The applicant is A.C. McAfee.

Mr. Barkman stated the proposed use will function as a union meeting hall and credit union facility on 5.39 acres with possible extra lease space in two buildings which will front on to W. Tarrant Road. The union hall will be a one hundred percent masonry building of 18,637 square feet. The credit union building will also be all masonry and contain 3,342 square feet. The architectural style uses both vertical and horizontal articulation and combines arches and natural materials and colors on both buildings, which is in conformance with the mission or Spanish revival architecture specified for the district. The buildings use an aesthetic combination of split faced CMU, kiln fired brick, cast stone and clay tile roofing, which complements their existing building on the site to the northwest.

Based on the 21,979 total square footage of the proposed buildings for a union hall and banking facility, 76 parking spaces would be required. The applicant has indicated additional parking needs and have provided 268 total spaces. Since the total building area is below 30,000 square feet they are in conformance with the parking requirements for the uses and the district.

Total landscaping proposed on the site is 94,588 square feet. Landscaping required by the UDC is 46,957 square feet. The applicant has provided a total of 43 - three inch caliper trees. Thirty-eight trees are required. A total of 939 shrubs are required, the applicant is providing 291. The applicant is appealing to reduce the total shrubs required.

The current Planned Development ordinance requires one five gallon shrub per 50 square feet of required landscaped area. A required landscape area of 46,957 sf. divided by 50 sf. = 939 shrubs. The applicant has increased the total shrubs from their initial submittal by 25 percent substituting 5 trees for 50 shrubs and requests consideration for the additional area of ground cover provided in easement areas.

No other appeals are being requested by the applicant.

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Mr. Barkman 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 offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

1. The applicant has increased the total shrubs provided in the initial submittal by 25 percent.
2. Per staff's request, the applicant has provided additional curvilinear planting beds for ground cover and seasonal color around the buildings facing the street.
3. The applicant is providing a total of 94,588 square feet of landscaped area, which exceeds the required area by 47,622 square feet.

The revised landscaping submittal includes all improvements requested by staff. In consideration of the number of large easements crossing the property, and the increased costs of irrigation infrastructure for the larger landscaped areas, the Development Review Committee supports the requested appeals.

Chairman Murphy noted there were no questions for staff.

A.C. McAfee, 1205 Corporate Drive East, Arlington, TX stepped forward representing the case. He said this project would be an asset to the community, and the building would be constructed like a school and would last a long time.

Commissioner King said her concern is the location and safety regarding the disbursement of cash at the credit union. She asked Mr. McAfee if he was concerned about locating a credit union in an isolated location.

Mr. MacAfee stated they would be depending on local law enforcement to monitor the site.

Chairman Murphy asked Mr. McAfee to describe how the training facility operates.

Mr. McAfee replied they currently have two training facilities, one in Dallas and in Fort Worth. This facility would merge both schools and would introduce their Friendship Program. He said all student applicants are interviewed and must pass a background check. All of their students would need to have a good mathematic background. They are looking at having at least 120 students on site. The electrical union organizations situated throughout the metroplex would be consolidated at this location.

Jason Banister, P.E., 2400 Hwy. 287 N. Ste 110, Mansfield, TX and Tony Mancil, 4521 S. Hulen, Ste 220, Fort Worth, TX stepped forward in support of this case and to answer questions of the Commission.

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Tony Mancil, representing Huckabee Architects, was also in attendance in support of this case.

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

There being no further discussion on the case, Commissioner King moved to close the public hearing and approve case S090201 with the applicants requested appeals. The action and vote recorded as follows:

Motion: King

Second: Adams

Ayes: King, Lester, Moss, Murphy, Philipp, Koerth, Adams and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #4-SU090201, Specific Use Permit, Calderon Auto Sales (City Council District 5).

Senior Planner Mary Elliott presented the case report to the Commission for approval of a Specific Use Permit for used automotive sales. The site is currently zoned Light Industrial (LI) District and is generally located north of Jefferson Street and west of Camden Road. The property is located in the Central Business District Four (CBD-4) Overlay District. The owner/applicant is Jose Calderon. The agent is E.D. Hill.

Mrs. Elliott stated the proposed used auto sales business will include a 792 square-foot masonry building on a 0.873 acre lot. The applicant plans to build the project in two phases. Phase 1 will include the building, five customer parking spaces, one handicapped space and 28 display spaces. Phase 2 will include 17 additional display spaces for a total of 45 automobile display spaces. All paved areas will be six-inch reinforced concrete in accordance with Unified Development Code (UDC) requirements.

The dumpster will be located at the rear of the site and will be enclosed with a six-foot masonry wall per Article 8, "Landscaping and Screening" of the Unified Development Code. The entire site will be enclosed with a six-foot tall, wrought iron fence. The gate for the fence enclosure will include a Knox Lock for Fire Department access.

The operational plan states there will be no body work or heavy mechanical work performed on site. Light mechanical work is to be performed as necessary on autos to be sold. Only clear water rinse of autos will be performed. The numbers of employees on site will be two. The hours of operation will be 10:00 a.m. to 7:00 p.m., Monday through Wednesday, and Friday through Sunday. The lot will be closed on Thursdays.

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Landscaping required for the Light Industrial (LI) District is 4% of the overall site area or 1,521 square feet. The Landscape Plan includes 6,343 square feet, which is 16.68% of the site area. Three Red Oaks are located along East Jefferson Street with a total of eight Red Oaks on the site. This exceeds the six trees required for both street trees and parking trees. Yaupon Holly shrubs will screen the parking spaces along the street. The trees include five Red Oaks and sixteen Crepe Myrtles. Irrigation will meet the requirements of Article 8, "Landscaping and Screening" of the UDC.

No appeals are being requested by the applicant.

The Development Review Committee recommends full approval of this request as no appeals to the Unified Development Code are being requested by the applicant.

E.D. Hill, 1810 Plum Creek Drive, Midlothian, TX stepped forward representing the case.

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

There being no further discussion on the case, Commissioner Adams moved to close the public hearing and approve case SU090201. The action and vote recorded as follows:

Motion: Adams

Second: Koerth

Ayes: King, Lester, Moss, Murphy, Philipp, Koerth, Adams and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

AGENDA PUBLIC HEARING ITEM: #5-SU090102, Specific Use Permit, C&S Autorama (City Council District 1).

Senior Planner Mary Elliott presented the case report to the Commission for approval of a request for a Specific Use Permit for an Auto Body Shop with Paint Booth and State Inspections. The site is currently zoned Commercial (C) District and is generally located south of Rock Island Road and east of Gilbert Road. The owner/applicant is Carlos Tafoya.

Mrs. Elliott stated the proposed Auto Paint and Body Shop will occupy an existing 7,661 square-foot concrete-aggregate building on a 0.89 acre tract of land. The submitted operational plan states that the business will employ about six employees. Operations will include repair of wrecked vehicles, paint and body work, brake repair, oil changes, state inspections, auto mechanical work and auto upholstery. The hours of operation will be Monday through Saturday from 8:30 a.m. to 6:00 p.m.

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C&S Autorama acquired the site from Kustom Hardcore Paint and Body Shop in the fall of 2008. They retained the legal non-conforming status for the use since Kustom Hardcore had been operating within the previous six months. Prior to being issued a certificate of occupancy, C&S Autorama met with Code Enforcement to bring the site back into compliance. They were asked to clean up the site of high grass and any outside storage of auto parts, and to build a fence around the rear yard for inventory. The applicant complied with the request within two weeks and was granted a certificate of occupancy on October 3, 2008.

The changes to the site include the addition of State Inspections and the paving of the area that will be used for parking vehicles for repair. The existing building and landscaping will remain the same. The five parking spaces and one handicapped space at the front of the lot will be customer parking. The 14 parking spaces at the rear of the lot will be for client owned inventory, and will be paved with a minimum five-inch thick, reinforced concrete. The closest parking space will be 130 feet from the rear property line. The driveway approach and drive connecting the rear yard to the street will also be paved per Unified Development Code requirements.

The rear yard will also include two covered areas, a storage building and a dumpster. The dumpster will be completely surrounded by the eight-foot tall wooden fence that encloses the rear yard, and will not be visible from the street. The storage building will be used to store tools, and will not be used for the storage of flammable chemicals or other hazardous materials.

No appeals are being requested by the applicant.

The Development Review Committee recommends full approval of this request as no appeals to the Unified Development Code are being requested by the applicant.

Commissioner Garrett mentioned during the briefing session there was some discussion regarding the 30 ft. strip of land located at the rear of this property that has drainage problems. This strip is not a part of the subject property. He asked if the Commission needs to address this issue.

Mrs. Elliott replied the Engineering Division would work with the applicant to ensure compliance with all applicable codes. No additional water run off will enter the rear strip area.

Commissioner King asked if there would be a fence located along the rear of the property separating this property from the drainage area.

Mrs. Elliott replied yes, there is already a fence separating this property from the 30 ft. strip of land located in the drainage area.

Chairman Murphy noted several speaker cards submitted in support of this request.

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Charles Starnes, P.E., 4025 Woodland Park Boulevard, Ste 232, Arlington, TX stepped forward representing the Tafoya family. He said they have turned in a site plan and drainage plans to the city Engineering Division for their review.

Carlos Tafoya, C & S Autorama Manager, 405 E. Rock Island Road, Grand Prairie, TX stepped forward in support of this request. Mr. Tafoya noted this business has been in their family for 25 years and asked that the Commission grant approval of this request.

Misty Rivas, 5480 Peakness, Dallas, TX stated she works for the Tafoya family and is in support of this request.

Commissioner King asked if the fence at the rear of the property had a gate.

Ms. Rivas replied no.

Chairman Murphy asked staff if the Engineering Division was satisfied with the drainage plans that were submitted to the city.

Mrs. Elliott said she spoke to Chris Agnew with the Engineering Division who indicated the drainage plans would be reviewed during the building permit process.

Mr. Starnes said there is a natural drainage swale that comes from their site, which drains to the east and west, which takes existing flows through the rear area. They are working in directing remaining water flows to the front of the property. They are proposing a swale at the rear of the property designed for a 100 year run-off. Existing substandard culverts underneath the driveways will be replaced. Drainage and erosion control plans have already been submitted to the city for review.

Chairman Murphy noted there were no other 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 SU090102. The action and vote recorded as follows:

Motion: Garrett

Second: Adams

Ayes: King, Lester, Moss, Murphy, Philipp, Koerth, Adams and Garrett.

Nays: None

Approved: **8-0**

Motion: **carried.**

Commissioner Garrett moved to adjourn the meeting.

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The meeting adjourned at 7:44 p.m.

Robert P. Murphy, Jr., Chairman

ATTEST:

Jerry King, Secretary