

**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
DECEMBER 3, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Commissioners Max Coleman, Clayton Fisher, Lynn Motley, Shawn Connor and Eduardo Carranza.

COMMISSIONERS ABSENT: Secretary Cheryl Smith and Bill Moser

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Motley gave the invocation, commissioner Carranza led the pledge of allegiance to the US Flag, and commissioner Connor led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P190101 - Final Plat - Greenway Trails, Phase 2, P190102 - Final Plat - Prairie Ridge, Phase 2B, P190103 - Final Plat - Prairie Ridge Offsite, RP190101 - Replat - Burbank Gardens, Lots 174R & 174R1, RP190102 - Replat - Lake Ridge, Lot 683-R, Block 1, RP190103 - Replat - Westchester Town Center, Phase 3A, Lot 1R-2, Block 1, RP190104 - Replat - Epic West Towne Crossing, Phase 1, Lots 1R & 2, Block C.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 5, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3- P181201 - Preliminary Plat - The Sutherland Addition, Lots 1 & 2, Block 1. Preliminary Plat for The Sutherland, Lots 1 & 2, Block 1. Tract 1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH 161 Overlay District, and addressed as 3600 Robinson Rd.

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Item #4-P181202 - Final Plat - The Sutherland Addition, Lots 1 & 2, Block 1 (City Council District 2). Final Plat for The Sutherland, Lots 1 & 2, Block 1. Tract 1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH 161 Overlay District, and addressed as 3600 Robinson Rd.

Item #5-P181203 - Final Plat - V-Tran Addition, Lot 1, Block 1 (City Council District 6). Plat request to create one lot out of n unplatted tract of land to construct a residential home. W H Beeman Abst. 126 PG 011, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) within Interstate 20 Corridor Overlay (I-20 Corridor) and addressed 1522 Vineyard Rd.

Item #6-P181204 - Amending Plat - Epic West Towne Crossing, Phase 1 (City Council District 2). Amending Plat for Epic West Towne Crossing, Phase 1. Epic West Towne Crossing Phase 1, Lot 1, Block A, Lots 1-7, Block B and Lot 1, Block C, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and generally located on the west side of SH 161, south of Warrior Trl, and north of Mayfield Rd.

Item #7-P181205 - Final Plat - Forum at Sara Jane Addition, Lots 1 & 2, Block A (City Council District 2). Final Plat for Forum at Sara Jane Addition, Lots 1 & 2, Block A. Tract 1.1, Abstract 126 PG 10 Abstract 1699 PG 450, Tract 2 of C. D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH 161 and I-20 Overlay Districts, and generally located at the southwest corner of S Forum Drive and Sara Jane Pkwy.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#9- SU181201/S181201 - Specific Use Permit/Site Plan - GSW Logistics Addition, 612 E. Avenue J.

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 P190101, P190102, P190103, RP190101, RP190102, RP190103, and RP190104, and approve the minutes of November 5, 2018, and approve public hearing consent agenda items P181201, P181202, P181203, P181204, P181205, and place case S150605A under the public hearing for consideration, and table case SU181201/S181201.

Motion: Lopez

Second: Motley

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #8-S150605A - Site Plan Amendment - The Residences at 3000 Bardin Road (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation for an amendment to S150605, consisting of 250 multi-family units on 7.237 acres. Lot A1A, Block 3, Sheffield Village Addition, Phase 4, City of Grand Prairie, Tarrant County, Texas. Zoned PD-140, Planned Development for Multi-Family uses, within the IH-20 Corridor Overlay, being located at the northwest corner of W. Bardin Road and Endicott Road and addressed as 3000 W. Bardin Road, Grand Prairie, Texas.

Mr. Jones stated the property is currently vacant and undeveloped. The property is relatively flat and generally drains to the southeast. The property is platted as part of a 52.1841 acre subdivision plat known as Sheffield Village Phase IV. The proposed amendment to the Site Plan approved in 2015 eliminates a residential floor of the building, reducing the total number of units to 250 down from 302. A fifth floor will remain but will be used as common space. Access to the site includes a new curb cut along W. Bardin Road. While this access is intended to be the front entrance to the property, actual access is limited to right-in and right-out at this location due to the existing center median within this section of W. Bardin Road. However, a second access point along W. Bardin Road is provided via a shared access drive with the Crosspoint Church of Christ. This existing access provides for full turning movements for both east and west bound motorist. A third, exit-only, access is proposed on Endicott Drive. The applicant proposes to construct a wrapped style apartment with a four level parking structure located at the interior of the building. This parking structure will be accessed at the south side of the building. The parking structure contains 256 parking spaces, down from 270 and an additional 140 parking spaces in attached garages, down from 150. Finally, 109 surface parking spaces are provided.

Mr. Jones noted the subject property is a part of zoning district known as Planned Development 140. This PD was approved by the Grand Prairie City Council on September 13, 1983 as documented in Ordinance No. 3507. As identified within PD-140, the subject property is a part of Tract No. 1, which was a 91.05 acre tract located north of Bardin Road, east of SH 360, south of I-20, and split by Endicott Drive. As further identified within PD-140, Tract No. 1 was approved with a "Commercial" land use designation. Permitted residential uses for the development of the Commercial tracts included Community Unit Development, Hotel or Motel, or Condo – High Rise. On June 10, 1994, the City provided a written interpretation that stated the only residential use clearly permitted by PD-140 within the tracts identified as "Commercial" is a minimum 75-foot tall, and maximum of 10 stories, Condo High-Rise. The applicant intends to develop an 80-foot tall residential condominium with 250 dwelling units on 7.237 acres. The gross residential density of the development equates to 34.54 dwelling units per acre. While the maximum density is not specifically established by the PD-140, staff has determined that the proposed 250 dwelling unit condominium is a permitted uses as established by PD-140. However, it should be noted that the prospered condominium development is not intended to be a "for rent" multi-family apartment complex and therefore each of the separate 250 dwelling units within the high rise are to be individual owned. The proposed unit size and unit mix meets or exceeds the minimum requirements of the UDC. The proposed condominium is required to be

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constructed of 100% masonry, with 30% accent material or color. The proposal conforms to the UDC's masonry standards. As proposed, the site plan conforms to the standards of Article 8, Landscaping and Screening Standards by providing a wrought iron fence with masonry columns along Bardin and Endicott along with street trees and internal landscaping within an area equal to 15% of the overall site. While the amended site plan is still proposed as a condo project, the height has been reduced to 64 feet and does not meet the minimum 75 foot as stipulated in the City's June 1994 interpretation. The Development Review Committee recommends approval of the request.

Commissioner Lopez asked if this amendment meets all of today's standards. Mr. Jones replied yes, the project meets all of the standards and is consistent to what was approved back in 2015.

Chairperson Spare noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Hal Watson, Developer with SNK Capital Real Estate Inc., P.O. Box 195781, Dallas, TX and Anant Patel, 307 Dover Heights Trail, Mansfield, TX were present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Lopez moved to close the public hearing and approve case Z181201/CP181201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Carranza

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10- Z181201/CP181201 - Zoning Change/Concept Plan - Wildwood Oaks (City Council District 1). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Zoning Change/Concept Plan request from Single Family-1 (SF-1) to a Planned Development (PD) to allow construction for a seven (7) lot residential subdivision on 2.741 acres. Lot 11R, Block 14, Wildwood Oaks, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) and within the Highway 161 Corridor Overlay District (Hwy 161 Corridor).

Mr. Helm stated the Concept Plan depicts a private road running into a cul-de-sac into which 6 residential lots will be located. The private road connecting to Rock creek will be managed by the HOA created from this subdivision. These lots meet the area minimums at 12,000 square feet, while not meeting the width and depth requirements. The houses will be built at approximately 1,700

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square feet over the required 2,400 square feet. This is 700 square feet less than what is typically required in a Single Family 1 Residential District, but it will allow for a smaller footprint and better placement of the houses. The property was previously replatted at the end of 2017 under the project number RP170902. It was approved unanimously on September 19, 2017 by City Council. The property will be designed so that no additional drainage will flow onto adjacent properties. Final engineering will be required with the residential replat, but the developer is required to contain the flows to maintain the current outflow and velocity. The proposed standards are consistent with those found in the Unified Development Code. In addition to these differences, the owners are intending to build these houses with side-entry garages. The developer is also requesting to use Architectural Metal Panels over the standard required masonry, which includes stone, brick, stucco and fiber cement.

Mr. Helm stated the Development Review Committee recommends approval as presented.

Commissioner Motley stated the requested exceptions are significant and major, and asked if staff was supportive of the changes. The proposal does not fit with the surrounding neighborhood, what are the limits this is a single family-one neighborhood. Mr. Jones replied yes staff is in support, but the variances are questionable, because of the lot sizes.

Chairperson Spare noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Jeff Chaffin, 1926 Muret Street, Irving, TX, Brooke Thomas-Shaffin, 1926 Muret Street, Irving, TX, Charlsi Rowell, 913 Austin Court, Weatherford, TX, and Caleb Matthews, 913 Austin Court, Weatherford, TX where present in support of this request.

Kevin and Sue Rowell, 913 Austin Court, Weatherford, TX stepped forward representing the case and to answer questions from the commission. Mr. Rowell stated he is a developer and has developed property in Weatherford. He would like to move to Grand Prairie and make this his retirement home, along with his family. What he is proposing is a family subdivision where his children would also live. The homes would be of good quality, very nice homes, but in a smaller square footage, the homes would be consistent to what is currently built in the surrounding neighborhood.

Commissioner Coleman asked if they currently own the property. Mr. Rowell replied yes. Mr. Coleman stated at this time he cannot support this request, due to the amount of exceptions being requested.

Commissioner Lopez asked if the applicant could provide metal accents vs a metal roof. Mr. Jones stated the metal accents would also require a variance.

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Chairperson Spare noted the SF-1 zoning district calls for a minimum house size of 2400 sq. ft. Mr. Rowell stated they could meet somewhere in the middle with an 1800 to 1950 sq. ft. home.

Commissioner Connor asked what type of amenities could be provided in a 1700 sq. ft. home that would cost around \$250,000. There are a lot of older homes in this area, but he cannot see someone paying over \$250,000. Mr. Roswell replied they would have bigger yards, high end fixtures, and use modern materials, etc.

Chairperson Spare asked how much the HOA dues would cost for this subdivision. Mr. Rowell stated they would range from \$100 to \$150 a month.

Commissioner Fisher said he has lived in this area for a long time, he is just asking for too many variances there are reasons the city has codes and standards.

Commissioner Coleman stated he can see Mr. Rowell is a business man, but why purchase a property you are not sure you can develop.

Commissioner Motley asked how the water run-off would be address. Juan Vasquez with Vasquez Engineering, LLC, 1919 Shiloh Road, Garland, TX stated the drainage would be addressed during the platting process; they are waiting to see if the zoning would be approved.

James Zermatten, 1918 N. Arbor Rose Drive, Grand Prairie, TX stepped forward in support of this request, but has some drainage concerns which already a major issue for this area, and with the property sitting on top a of a hill this could cause additional drainage problems to the neighborhood.

Phillip Warren, 2005 Rock Creek Drive, Grand Prairie, TX stated he is not opposed to this development as long as it is within the city codes, his main concern is also the drainage, he is speaking for himself and behalf of one his neighbors. He would like to invite staff and the developer to come visit his property the next time it rains so they can see the drainage issues that already exist. He would also like to see the drainage plans for the proposed development.

Mr. Jones stated if the zoning is approved, the next step would be to plat the property and engineering plans would need to be submitted through the Engineering Department to address and make sure the drainage is improved for this area.

Commissioner Lopez stated the applicant is willing to come up on the house size and meet the setback requirement of 25 ft.

Commissioner Motley stated he has not heard a compelling reason why the commission should grant or compromise in order for the applicant to profit from this development, or why this zoning case should be approved.

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Commissioner Connor stated there are too many small homes being proposed in such a small acreage, and too many drainage concerns.

Chairperson Spare stated we need to look at what is the best use for this land and the neighborhood.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and deny case Z181201/CP181201. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Motley

Nays: Spare, Lopez

**Approved: 5-2**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– SU150603A/S150607A - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a renewed Specific Use Permit and amend the approved Site Plan to construct and operate a multi-purpose event center campus. Lot 1, Block 1, Zac's Ridge Conference Center Addition, 7.52-acres zoned Light Industrial (LI) District within the State Highway 161 Corridor Overlay and addressed as 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway.

Mr. Jones stated the proposal includes a single-story 4,500 square foot conference center, and ten A-Frame cabins. The unplatted subject site consists of multiple tracts of property located at 1770, 1760, and 1780 Robinson Road and 1710 South Carrier Parkway. The 7.52-acre subject site is zoned LI District and is within the State Highway 161 Corridor Overlay District. On April 14, 2015, an application was submitted which requested approval to construct and operate a multi-purpose special event center on an assemblage of 7.52 acres located at 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway. On June 16, 2015, the item was approved by City Council with an expiration date effective one year from release of a building permit should no Certificate of Occupancy be obtained. Site Plan S150607 was approved on June 15, 2015 authorizing construction of the existing 4,500 square foot conference center. The building is substantially complete but has not been issued a Certificate of Occupancy. Final Plat P151004 was approved on September 24, 2015 and filed with Dallas County. The multi-purpose special event center will have eight cabins available for overnight stays. This use will be accessory to the primary multi-purpose special event center use and will be regulated in accordance with the provisions established for hotels and motels. Overnight stays at the multi-purpose special event center will be permitted on a transient lodging basis where tenancy is arranged for periods of less than 30 days. The units will be subject to all applicable taxes including Hotel Occupancy Taxes.

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The proposal has been compared to the Light Industrial District dimensional requirements. The proposal meets all applicable minimum dimension requirements outlined in UDC. The subject site has frontage on South Carrier Parkway and Robinson Road. Access to Robinson Road has been provided by two driveways. No access is proposed for South Carrier Parkway at this time.

Mr. Jones stated the Event Center is already constructed, though not occupied. The proposed cabins are A-Frame building types. A-Frame design is characteristic of a roof-line that runs the extent of two sides of the building with openings and, in this case, stone on the other two façades. Staff does not have an exhibit which graphically depicts the orientation of each cabin so it is difficult to identify which specific instance an exception to the primary masonry regulations will be needed. To address this issue, the applicant is requesting an exception to allow construction and placement of the cabins as if none of the façades meet the minimum requirements. Staff does not object to the requested exception due to the distance of the cabins from the road and the falling topography of the site. The applicant has requested to revise the landscaping that was originally approved. Buffalo grass shown on the original Landscape Plan will instead St. Augustine or equivalent. The applicant also requests the flexibility to preserve existing trees adjacent to the floodplain in lieu of plantings around the cabin as shown on the original landscaping plan. Section 8.7.3 of the Unified Development Code allows a developer to substitute existing trees over 3 caliper inches for trees that are required to be planted during development. Before this credit is applied, the developer will need to submit a survey to staff indicating existing trees that will be used for credit and their caliper size. The identified trees must then be protected during construction in accordance with the guidelines in Section 8.7.3.

Mr. Jones stated the applicant is proposing to reduce the scale of the project and save additional trees on the property. The Development Review Committee recommends approval of the modified Site Plan and the extension of the Specific Use Permit provided a Certificate of Occupancy is obtained within 18 months.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Penny Winkler, P.O. Box 61, Joinerville, TX and Tamara Burden, 2731 Rolling Hills Lane, Grand Prairie, TX were present in support of this request.

Dennis Winkler, P.O. Box 61, Joinerville, TX and Jordan Kuhn, P.O. Box 1704, Mansfield, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Motley asked if 18 month would be enough time to finish the project. Mr. Kuhn replied yes.

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There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case SU150603A/S150607A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– SU141101D/S141101D - Specific Use Permit/Site Plan - 1629 E. Main St (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation to approve an amendment to the existing Specific Use Permit and Site Plan for an additional two (2) buildings totaling 6114 square feet. The subject site is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). This property is generally located on the south side of E. Main St and east of S.E. 16th St.

Mr. Helm stated this case is to amend the site plan to allow for a new building as well as finish paving the property for parking. There was an inspection on September 6<sup>th</sup> that had a number of violations that caused the project to be put on hold while the violations were corrected. They mostly pertained to unpermitted signs and debris on the site. The citations were as follows:

1. A state inspection sign has been added, without the approval of the building official by first obtaining permits and then calling for inspections, underneath the HDA pole sign.
2. The state inspection banner attached to the fence has not been registered with the code compliance office and banners are not allowed to be attached to fences or poles. 1 banner is allowed to be attached to the building if registered.
3. There are several other banners attached to the building that have not been registered with code compliance and exceed the number allowed.
4. Illegal garage sale signs are posted on the iron fence.
5. A wall Sign advertising Diesel Max has been installed without permit
6. No certificate of occupancy on file for this business Diesel Max.
7. There is outside storage of appliances and mattresses in parking spaces designated by the site plan that is not an approved condition of the specific use permit.
8. There is trash and debris scatted about the property not in an approved container.
9. There is parts debris on the ground not in and approved container.

Mr. Helm said as of November 2018, the property is generally compliant with the SUP requirements after the correction of the previous citations. An SUP was approved by City Council on October 17, 2017. The purpose of the SUP was to bring existing operations into

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compliance and to ensure improvements take place on the property. The SUP was approved for an Auto Body & Paint Shop, Major Auto Repair, Automotive Re-Builder, Inoperable Vehicle Holding Yard and Used Auto Sales with the requirement that in the next 2 years, the concrete drive aisles and parking spaces shall be completed in accordance with Phase II of the approved Site Plan. Since this project pertains specifically to updating the site plan and not the SUP requirements or timelines, staff recommends approval of the amendment to the Specific Use Permit and Site Plan.

Commissioner Lopez asked what is the new building going to be used for. Mr. Jones said the new building would be leased out for the applicant to be able to compensate for the cost of the paving.

Commissioner Coleman asked if the new tenant would also need to obtain their own Certificate of Occupancy. Mr. Jones replied yes.

M. Morgan, Contractor, 1629 E. Main Street, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU141101D/S141101D as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Lopez

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13– SU151004D – Specific Use Permit Renewal – 309 SE 14<sup>th</sup> Street (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a renewal of Specific Use Permit 978D for Major Auto Repair and Auto Body and Paint Uses in the Commercial District. The 0.3-acre property, located at 309 SE 14th Street is zoned C, Commercial District. The owner is Vincent Duan.

Mr. Jones stated as required by Ordinance No. 10426-2018 for Specific Use Permit 978D the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As

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required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that some of the operations on the site appear to not be currently in conformance with required conditions of the Specific Use Permit as approved by City Council. The violations as noted by Code Compliance are as follows:

- Outside storage of vehicle parts
- Fail to comply with conditions of the SUP /park or store in the aisle
- Fail to comply with the SUP/ parking inop and storage in the front designated parking spaces
- Evidence of painting not in booth
- Storage of flammables not related to the approved use

Mr. Jones stated due to the numerous and repeated violations, staff recommends the revocation of the Specific Use Permit and Ordinance No. 10426-2018.

Chairperson Spare stated that back on January 8<sup>th</sup> Mr. Duan said he would be in partnership with the new tenant and make sure the business runs correctly and he would be spending more time at the property. Has the applicant been made aware of the violations and recommendation? Mr. Helm replied yes.

Miguel Zuniga, 2828 Forest Avenue, Fort Worth, TX stepped forward representing the case and to answer questions from the commission. Mr. Zuniga stated he spoke with Code Enforcement and Environmental, he explained that the car was left onsite from a client for only a short time, it was just bad timing, the Code Officer just happen to be passing by this one time. He said he spoke with Office Philip Curtis regarding the trash pick-up and said it was not a problem.

Mr. Jones stated the revocation is more of the history of the property not necessarily the tenant.

Commissioner Lopez asked Mr. Zuniga if Mr. Duan ever mentioned to him to go to the City to make sure of the requirements. Mr. Zuniga replied no, he said Code Enforcement gave him a list of rules to follow.

Commissioner Lopez said it becomes the property owner's responsibility to make sure the tenant knows the rules.

Commissioner Motley asked if he understood his business and family would be impacted if they do not follow the rules. Mr. Zuniga replied yes it would not just impact his family, but five other workers and their families he runs a clean business, but it is very stressful.

Commissioner Motley said he is willing to extend the SUP for a short-time.

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Commissioner Coleman said he is in support of the extension, and knows Code Enforcement Office Curtis would work with him, but he might need to look at finding a new location this location is very visible for this type of business.

Vincent Duan, 2812 Montell Court, Plano, TX stated he is working closely with Mr. Zuniga to make sure there are no violations.

Chairperson Spare asked that Mr. Duan speak with Mr. Zuniga and provide him with a list of rules.

Commissioner Lopez noted in October there were no violations. Mr. Jones replied that is correct there were no violations in October.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve SU151004D with a 90 day review. Commissioner Lopez made a friendly amendment that there be one follow-up inspection from the city during the 90 day period. The action and vote being recorded as follows:

Motion: Coleman

Second: Motley

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14– TA180701A - Text Amendment - Article 4, Article 9, Article 30, and Appendix F of the Unified Development Code of the City of Grand Prairie. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve an amendment to the Unified Development Code, Article 4, "Permissible Uses" and Article 30, "Definitions" to revise the use chart and definitions with regard to automotive-related businesses; revise Article 9, "Sign Standards" and Appendix F, "Corridor Overlay District Standards" to amend and correct certain incompatible regulations regarding commercial signage.

Mr. Jones stated Grand Prairie continues to see a steady amount of development applications in the sectors of industrial development and auto-related businesses. Current standards regulating these business types within the City's zoning districts are often based on outdated or inadequate use descriptions and definitions. The City periodically makes updates to its use charts and definitions to account for changes in terms and technology, and recent trends within the market require that the city consider such changes at this time in order to effectively provide for quality development with minimal impact.

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There being no further discussion on the case commissioner Lopez moved to close the public hearing and approve case TA180701A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

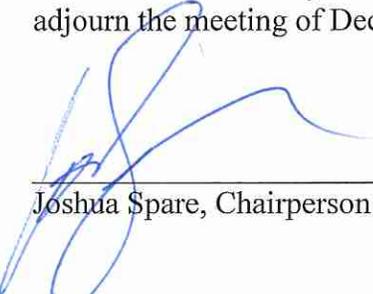
Nays: None

**Approved: 7-0**

Motion: **carried.**

Commissioners Comments:

Commissioner Motley wished everyone a Merry Christmas and Safe New Year, and moved to adjourn the meeting of December 3, 2018. The meeting adjourned at 8:15 p.m.



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Joshua Spare, Chairperson

ATTEST:



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Cheryl Smith, Secretary

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