



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 26, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser, Clayton Fisher.

COMMISSIONERS ABSENT: Eric Hedin

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Smith gave the invocation, and Commissioner Moser led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 11, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P181102A – Amending Plat - Greenway Trails Phase 1 (Commissioner Spare/Council District 6). A request for a correction plat for Greenway Trails Phase 1, renaming four streets. 49.069 acres out of the J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, generally located west of FM 661, east of SH 360, and north U.S. Hwy 287. The applicant is Eddie Echart and DR Horton, Benjamin Clark and Justin Bosworth.

Item #3-P190502A - Amending Plat - Smith I-20 Addition, Lot 1, Block A (Commissioner Connor/City Council District 4). Amending Plat of Lot 1, Block A, Smith I-20 Addition in order to amend and abandon a water easement. Lot 1, Block A, Smith I-20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2490 W Interstate 20. The agent is Eric Spooner, the applicant is Yelena Fiester, GreenbergFarrow, and the owner is Caitlin Kincaid, Texas Roadhouse Holdings, Inc.

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Item #4-RP200502 - Replat - Florence Hill Addition No.1, Lots 13R-1 and 13R-2 (Commissioner Spare/City Council District 6). Replat creating Lots 13R-1 and 13R-2, Florence Hill Addition No. 1 on 1.132 acres. Lot 13 and part of Lot 12, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 1301 Alspaugh Ln. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juanito Aguinaga.

Item #5-RP200503 - Replat - Grand Prairie Prize Acres Addition, Lot 15-R, Block M (Commissioner Hedin/City Council District 2). Replat creating Lot 15-R, Block M, Grand Prairie Prize Acres Addition on 0.656 acres. Lot 15 and west 1/2 Lot 14, Block M, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-201, and addressed as 2101 Acosta St, 309 Domingo Dr, and 311 Domingo Dr. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Elizabeth Beard.

Item #6-RP200504 - Replat - Wildlife Commerce Park Addition, Lot 4-R-1-1, Block 1 (Commissioner Fisher/City Council District 1). Replat creating Lot 4-R-1-1, Block 1, Wildlife Commerce Park Addition. The purpose of the replat is to combine Lot 4-R-1 with an unplatted tract of land and add utility easements. Lot 4-R-1, Block 1, Wildlife Commerce Park Addition and Tract 4.3, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, zoned PD-217C and PD-217C1, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of Belt Line Rd and E Wildlife Pkwy. The agent is Cody Hodge, Halff Associates and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.

Commissioner Connor made a motion to approve the minutes of May 11, 2020, approve consent agenda case P181102A, P190502A, RP200502, RP200503, and RP200504. .

Motion: Connor

Second: Smith

Ayes: Coleman, Connor, Fisher Landrum, Moser, Perez, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7 – SU200501/S200501 - Specific Use Permit/Site Plan - Auto Repair at 2310, 2314, 2318 Poulin (Commissioner Moser/City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave. The agent is Tony Shotwell and the owner is Advantage Financing.

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Ms. Ware stated the applicant intends to establish Major Auto Repair and Auto Body & Paint Shop uses in the Light Industrial district. Both uses require a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses, which might be appropriate within a zoning district. Due to the location, functional or operational nature could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative impacts. The use will consist of two metal buildings totaling 8,742 sq. ft. and a fenced and gated parking area. Three businesses will operate at this location; the applicant currently operates a business from 2314. The existing parking area consists of gravel drives and 19 parking spaces, half of which are cover parking. The site also includes nine parking spaces in front of the building. These spaces are located in the right-of-way. The applicant is proposing to add an additional parking area with ten parking spaces south of the building addressed as 2318 Poulin Ave. The applicant is proposing crushed concrete as the parking area surface and is requesting approval of the following phasing plan: Pave half of new parking area to meet City code within one year of SUP approval; and Pave remaining area of new parking area to meet City code within three years of SUP approval. The Solid Waste Division within the Environmental Services Department has requested that the applicant construct a dumpster enclosure. The dumpster location shown on the site plan is located within the right-of-way and is located over a water line. The Development Review Committee has concerns with constructing a permanent structure within the right-of-way and over a water line. DRC recommends that the applicant use a rollaway container to avoid constructing a permanent structure within the right-of-way.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. No salvaging of vehicles on-site;
2. The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy;
3. The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are pave to City standards;
4. The applicant shall pave one-half of the new parking area within one year of SUP approval;
5. The applicant shall pave the remaining half of the new parking area within three years of SUP approval; and
6. The applicant and operators shall continue garbage service.

Commissioner Moser ask how would we make sure the applicant has garbage service. Ms. Ware stated there is an annual ARB inspections conducted each year. Mr. Dempsey stated the commission could make it a condition under the SUP that they maintain a trash receptacle and provide copies of the maintenance service by Republic.

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Chairman Spare asked if the city has had any problems with the owner in the past. Ms. Ware replied no.

Commissioner Coleman said he is familiar with this location, and having a roll out garbage container works better for this location.

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

Tony Shotwell, 309 NE 31st Street, Grand Prairie, TX, stepped forward representing the case and the property owner. Mr. Shotwell stated they are willing to comply with the conditions set by staff and the commission they would keep records of all of the receipts from Republic.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU200501/S200501 as presented and recommended by staff with the following conditions:

1. No salvaging of vehicles on-site; and
2. The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy; and
3. The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are pave to City standards; and
4. The applicant shall pave one-half of the new parking area within one year of SUP approval; and
5. The applicant shall pave the remaining half of the new parking area within two years of SUP approval; and
6. The applicant and operators shall continue garbage service and provide evidence that they have done so upon City request.

The action and vote recorded as follows:

Motion: Moser

Second: Smith

Ayes: Coleman, Connor, Fisher, Landrum, Moser, Perez, Smith, Spare

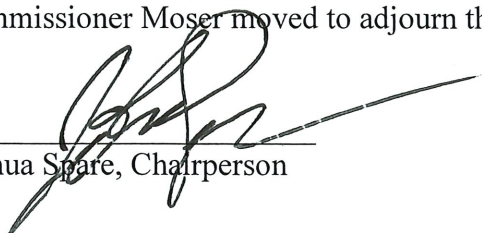
Nays: None

Approved: 8-0

Motion: **carried.**

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Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 6:55 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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