

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 8, 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, Eric Hedin.

COMMISSIONERS ABSENT: None

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 6:31 p.m. and gave the invocation, and Commissioner Smith 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 26, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP200602 - Replat - Grand Prairie Estates, Lot 8-AR, Block U (Commissioner Perez/City Council District 3). Replat of Lots 8-A and 9, Block U, Grand Prairie Estates, combining two lots into one lot on 0.343 acres. Lots 8-A and 9, Block U, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned SF-3, and addressed as 814 and 818 Sanders St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Dave Bentley.

Commissioner Connor made a motion to approve the minutes of May 26, 2020, approve consent agenda case RP200602.

Motion: Connor

Second: Moser

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

Nays: None

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Approved: 9-0

Motion: carried.

PUBLIC HEARING AGENDA Item #3 – SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa (Commissioner Fisher/City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St. The agent is Andres Barragan, the applicant is Jose Artechga, and the owner is Triple B A/C Services.

Ms. Ware stated the applicant intends to operate a Car Wash out of an existing site. The site includes a 2,975 sq. ft. building, a drive that runs parallel along the building that connects a driveway at the north of the site and a driveway at the south of the site, and a parking area. The site includes six parking spaces. The applicant will be able to accommodate three cars inside the garage at a time. Customers will park their car in the designated space in front of the building. After the customer has checked in, an employee will drive the car to the rear of the site and park the vehicle in a designated space or drive it inside the building to begin the car wash. The applicant will have a small waiting area in the front office for customers. The Unified Development Code requires that auto-related businesses provide a minimum of six parking spaces and this site provides six. Two of the parking spaces are designated for employees, four spaces are for customers, and the building has space for three cars. This means that the site can reasonably accommodate seven customer cars at a time. The UDC requires that areas reserved for refuse storage be screened by a solid non-transparent masonry wall. The applicant is proposing to use a rollaway container instead.

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

1. Using City right-of-way for the parking or queuing of vehicles is prohibited.
2. The front parking space shall be designated for customer car drop-off. An employee shall immediately move the car to the rear of the site so that this space is available for the next customer.
3. Operations must comply with the City of Grand Prairie's Auto Related Businesses ordinance.
4. Operations must comply with Environmental Services standards for commercial washing businesses, including installation of a grit trap.
5. The applicant shall paint arrows on the drive to indicate that it is one-way and install signage on the rear of the building to prevent drivers from driving the wrong way.

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6. The applicant must obtain approval from Republic Waste Services for a rollaway garbage container.
7. The applicant shall continue commercial garbage collection service and provide evidence of continued service upon the City's request.

Chairperson Spare ask if the parking area was pave. Ms. Ware replied yes.

Commissioner Smith said she has never heard of a Car Spa before, and asked if there is a need for car wash at this location. Ms. Ware stated there is currently a similar type of car wash on Main Street.

Commissioner Moser notice the owner is Triple B A/C Services and asked if the owner was present to speak.

Commissioner Perez ask how does the car wash on Main Street handle the traffic. Ms. Ware stated the car wash on Main Street is an associated use to the convenience store/gas station, she is not aware of an issue at 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.

Andres Barrangan, 3639 Canada Drive, Dallas, TX was present representing the case and the property owner.

Chairperson Spare ask how many cars do they plan on washing. Mr. Barrangan said there would be no more than three vehicles at time.

Commissioner Fisher said he would like to make sure the applicant and owner understand the conditions set forth by staff, and the number of employees onsite, we do not want to see cars park along the street, and asked how many car washes does the owner of this property have. Mr. Barrangan stated they are aware of staff's recommendation and conditions, they would have two to three employees onsite and this would be their first car wash in the city, their concept comes from another car wash in New York.

Chairperson Spare said they are showing only two employee parking spaces, and asked if the owner would also be onsite at all times. Mr. Barrangan stated not all of the employee would be parking onsite some would be drop off or live within the neighborhood the owner would always be onsite to make sure the business is in compliance.

Commissioner Moser stated he would like to see more employee parking.

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Commissioner Smith stated they could consider an RSVP or by appointment only in order to make sure, the parking does not become a problem. Mr. Barrangan stated they could work by appointments only.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and approve case SU200602/S200602 per staff's recommendations and conditions. The action and vote recorded as follows:

Motion: Fisher

Second: Connor


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

Nays: None

Approved: 9-0


Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:00 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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