



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 25, 2021**

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, and Commissioners, Josh Spare, Julia Perez, Max Coleman, Eric Hedin, John Fedorko.

COMMISSIONERS ABSENT: Secretary Cheryl Smith, Warren Landrum

CITY STAFF PRESENT: Deputy City Manager, Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Assistant Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the briefing to order by Video Conference at 5:32 p.m.

AGENDA REVIEW #1 – SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Commissioner Coleman stated he doesn't feel comfortable speaking on item due to him also being in the trucking business and he has received some customers from Mr. Rodriguez and requested to be abstained.

Assistant Attorney Tiffany Bull asked Mr. Faker to place Mr. Coleman in the waiting room during the public hearing.

At 5:36 p.m. Commissioner Smith was present at the meeting.

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ITEM #2 – Specific Use Permit - Good Pain Tattoo Studio at 112 NE 4th St (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 a Tattoo and Body Piercing Studio. Part of Lots 17 and 18, Block C, Thomas 1st Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and located at 112 NE 4th St.

Commissioner Smith asked if this item is the same tattoo shop residents opposed on Main St. and if staff received and opposition letters. Ms. Ware stated this case is not the same case and staff didn't receive any letters of support or opposition.

ITEM #3 – MTP201201 – Master Thoroughfare Plan Amendment – Westchester Pkwy and Westcliff Rd (Council District 6). Transportation Planner Brett Huntsman presented the case report and gave a Power Point presentation for the Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U.

There was no discussion on this item.

ITEM #4 – COVID Meeting Procedures

Planning and Development Director Rashad Jackson stated Planning and Zoning meetings will continue via video conference in line with City Council.

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith and Commissioners, Josh Spare, Julia Perez, Max Coleman, Eric Hedin, John Fedorko.

COMMISSIONERS ABSENT: Warren Landrum

CITY STAFF PRESENT: Deputy City Manager, Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Assistant Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

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Chairperson Shawn Connor called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Fedorko 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 January 11, 2021.

CONSENT PUBLIC HEARING AGENDA Item #2 – P210104 – Final Plat – Hamilton Bardin Village Addition, Lots 1-4, Block 3R (City Council District 4). Final Plat of Hamilton Bardin Village Lots 1-4, Block 3R, creating four lots on 16.55 acres. Lot B, Block 3, Sheffield Village Phase 4, 5, & 6, City of Grand Prairie, Tarrant County, Texas, zoned PD-395, within the IH-20 and SH-360 Corridor Overlay Districts, and addressed as 3025 W I-20.

Item #3 – RP210102 - Replat - Excellent Auto Addition, Lot 1, Block 1 (City Council District 1). Replat combining multiple lots and abandoned rights-of-way into a single non-residential lot on 0.900 acre property. Lots 16 and 17 and parts of Lots 22, 23 and 24, Block 89 Dalworth Park Addition and Lots 1 and 2, Block Z, Dalworth Park Addition Amended and part of abandoned Waco Street and a 20' Alley ROW. Zoned LI and is within SH 161 Corridor Overlay District, addressed as 1617 W. Jefferson Street.

Item #4 – RP210103 - Replat - Dalworth Hills Addition, Lot 34R, Block 6 (City Council District 1). Replat combining two lots; Lots 34 & 36R, Block 6, Dalworth Hills Addition, creating one non-residential lot on 0.611 acres. Lots 34 and 36R, Block 6, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2426 Houston St.

Item #5 – RP210104 - Final Plat - Hong Kong Addition, Lots 1R-2 and 1R-2 (City Council District 1). Final Plat of Lots 1R-1 and 1R-2, Hong Kong Market Addition, creating two non-residential lots on 9.979 acres. Lot 1R, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2615 W Pioneer Parkway.

Item #6 – RP200601 - Replat - Dalworth Park Addition, Lots 1R-1 and 1R-2, Block 108 (Commissioner Fisher/City Council District 1). Replat of Lot 1 and the north half of Lot 2,

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Block 108, Dalworth Park Addition, creating two lots on 0.301 acres. Lot 1 and the north half of Lot 2, Block 108, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 401 SW 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan Gronados.

Vice Chairperson Moser moved to approve the minutes, cases P210104, RP210102, RP210103, RP210104, RP200601 per staff recommendations.

Motion: Moser

Second: Perez

Ayes: Connor, Moser, Smith, Coleman, Spare, Hedin, Perez, Fedorko

Nays: none

Vote: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 7 – SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Ms. Ware stated the purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by City Council. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted.

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Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.

Commissioner Moser asked Ms. Ware if she could continue with presentation and state what years SUP were approved and what violations were given. Ms. Ware continued with the presentation.

Commissioner Smith stated she believes the owner should be given the opportunity to move forward and owner has done a great job in following up with action plan. Ms. Ware stated if commission should consider giving owner more time like a 3-month timeframe it should be specific with dates.

Commissioner Moser stated he disagrees with commissioner Smith and owner only addressed a few of the regulations and didn't address the others. He believes owner isn't doing his best to fix all the issues and he is not prepared to approve the SUP.

Commissioner Connor agreed with Mr. Moser's statement because he was looking for a more detailed action plan that addressed all the regulations and would like to hear from the owner as to why he didn't address the other items.

Commissioner Spare agreed with Mr. Moser and asked staff to explain why their recommendation is still to revoke SUP. Mr. Jackson stated the reason their recommendation stayed the same is because the action plan was not as detailed as planned and they did not want to differ from what the staff had already but they are amenable to new suggestions.

Commissioner Perez stated she doesn't want to put anyone out of business and wants to hear what the owner has to say about not providing a more detailed action plan.

Commissioner Connor stated yes these are trying times but ultimately, they must do what is best for the city.

Gerardo Rodriguez, 6607 Sheerwater Rd. Arlington TX. 76002, stepped forward and represented the case, he stated he is stepping forward in the right direction and once he gets a definitive date with paving kings and the other companies, he will let staff know. The reason he is requesting to be able to asphalt a section of the southern part of the lot is because after the fencing and the striping are in place it will reduce the amount of parking spaces and he needs more spaces to park and movability.

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Ms. Ware stated he would need to get a permit for any additional paving and reminded the commissioners the area he is proposing to pave is not on the approved 2015 site plan but if they wish for it to be amendable to pave additional area, to specify it in the motion.

Commissioner Smith stated she is doing her best to support him, but he must be strong in his commitment. Mr. Rodriguez stated it takes a lot of time and money to pave the entire site, but he doesn't have a timeline as to when it will get done. Ms. Smith stated he would need to work closely with Ms. Ware in providing what he can and cannot do and not leave it open ended. Mr. Rodriguez stated he understood, and he would check in with staff to avoid any future violations.

Commissioner Connor stated looking at the action plan that was submitted he sees no dates as to when the project will begin and has a hard time believing he is taking this seriously. Mr. Rodriguez stated once all the trucks have vacated, Pave Kings will give them a start date.

Commissioner Fedorko stated he supported the action plan but wants to know why the other items weren't addressed. Mr. Rodriguez stated he was only focused on the fence and striping and given the opportunity he will make sure all gets addressed.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve renewal of SUP SU150803C for 3 months and authorize the owner to utilize the requested area for paving with the following conditions to be met. To complete all the items to bring Sup up to compliance.

Commissioner Moser stated he believes the motion is too vague and needs to be more specific with dates.

Commissioner Connor stated he agrees with commissioner Moser.

Assistant Attorney Tiffany Bull stated if the commissioners wanted to make a motion to amend the motion that was on the floor, it is also an option.

The action and vote recorded as follows:

Motion: Smith

Second: Hedin

Ayes: Smith, Hedin, Fedorko, Connor, Spare

Nays: Moser, Perez

Vote: 5-2-1 Coleman abstaining

Motion: **carried**

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ITEM # 8 – SU210101 - Specific Use Permit - Good Pain Tattoo Studio at 112 NE 4th St (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 a Tattoo and Body Piercing Studio. Part of Lots 17 and 18, Block C, Thomas 1st Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and located at 112 NE 4th St.

Ms. Ware stated the applicant intends to open a Tattoo and Body Piercing Studio at 112 NE 4th St. A Tattoo and Body Piercing Studio requires 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, but due to either their 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 so as to eliminate such probable negative impacts. The applicant intends to open a Tattoo and Body Piercing Studio in an existing building. The studio will include a reception area, a space to sell art and merchandise, and space for tattoo/piercing stations. If approved, this will be the second Tattoo and Body Piercing Studio in the Central Area zoning district. The Unified Development Code (UDC) contains operational conditions for Tattoo and Body Piercing Studios. The applicant will be required to comply with these conditions, which include the following:

- A studio shall operate with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates;
- No more than two Tattoo and Body Piercing Studios can operate in the Central Area zoning district;
- The operator in charge of the studio shall complete eight hours of continuing education on the practice and safety regulations; and
- Hours of operation shall not extend beyond midnight.

The Development Review Committee (DRC) recommends approval with the condition that the applicant comply with the operation conditions in the Unified Development Code.

Commissioner Connor asked staff if the city has had issues with the first tattoo shop in the central area. Ms. Ware stated she isn't aware of any issues.

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Commissioner Moser asked about another tattoo place that is having issues and what is being done. Ms. Ware stated that tattoo place is located under the Central business area and it isn't part of the two allowed under the Central Area.

Applicant Ruben Ambriz, 301 Moore St Grand Prairie TX 75050, stepped forward and represented the case, he stated he grew up in Grand Prairie being a local artist and was patiently waiting for the right place to open his own shop in Grand Prairie.

Commissioner Perez asked if the applicant has had a business before. Mr. Ambriz stated no, he was working at other tattoo shops in surrounding cities before.

Commissioner Moser asked Mr. Ambriz if he is planning to work full time at the proposed location. Mr. Ambriz stated yes, he was laid off 3 years ago and he was traveling to other cities for work and it is time to stay local and have people come to his city and spend their money here.

Commissioner Hedin stated he admires him for wanting to start his own business and asked what the exterior would look like and how is he going to advertise. Mr. Ambriz stated he is planning for the exterior to be elegant to catch the eye and maybe do a mural to captivate the city in whole.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU210101 per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Smith, Coleman, Spare, Hedin, Perez, Fedorko

Nays: none

Vote: 8-0

Motion: **carried**

ITEM # 9 – MTP201201 – Master Thoroughfare Plan Amendment – Westchester Pkwy and Westcliff Rd (Council District 6). Transportation Planner Brett Huntsman presented the case report and gave a Power Point presentation for the Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U.

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Mr. Huntsman stated the proposed change to Westchester Pkwy will reduce the roadway classification from a Principal Arterial, 4-lane, divided (P4D) to a Minor Arterial, 4-lane, undivided (M4U) from Dechman Dr to S Belt Line Rd. This allows for more flexibility in design and reduces impacts to existing developments by reducing right-of-way requirements from 100' to 70' and reducing horizontal radius (curve) from 1050' to 775.' There will be a slight reduction in capacity. The proposed change to Westcliff Rd will increase the roadway classification from a Minor Arterial, 3-lane, undivided (M3U) to a Minor Arterial, 4-lane, undivided (M4U) from I-20 EB Frontage to E Bardin Rd. This will create additional north/south carrying capacity to offset change in Westchester and increases right-of-way requirement by 10'.

The Development Review Committee (DRC) recommends approval. At its January 12, 2021 meeting, the City Council Development Committee (CCDC) recommended approval.

Brian Smyers 652 Broadsword Ln. Grand Prairie TX. 75052 spoke in opposition to this request. He stated it will create traffic through his subdivision and decrease his home value and made a few suggestions to where the road could be run through. Mr. Huntsman stated this roadway was included as part of the 2018 Comprehensive Plan update and it was approved by City Council. This roadway already exist, they are simply increasing the classification of the roadway from a two lanes with a center turn lane to a four lane.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case MTP201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Connor, Moser, Smith, Coleman, Spare, Hedin, Perez, Fedorko

Nays: none

Vote: 8-0

Motion: **carried**

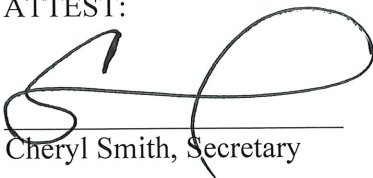
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Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:48 p.m.



Shawn Connor, Chairperson

ATTEST:



Cheryl Smith, Secretary

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