

**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 3, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Clayton Fisher, Eric Hedin, Cheryl Smith, Bill Moser.

COMMISSIONERS ABSENT: Warren Landrum and Eduardo Carranza

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Charles Lee, Senior Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Fisher 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 6, 2020.

PUBLIC HEARING CONSENT AGENDA: Item #2 - P180203 - Final Plat – Clear Lake (Commissioner Spare/City Council District 6). Final Plat of Clear Lake creating 25 residential lots and 4 open space lots on 6.519 acres. Tract 4, Caroline M. Adams Survey, Abstract 38 and Lot 1A, Block 1, Paris Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-363, and located at 1210 E. Seeton Road. The agent is Kylon Wilson, Stantec, the applicant is Trey Walette, Skorburg, and the owner is John Arnold, Skorburg.

Item #3 - P190702 - Minor Subdivision Plat - Granados Park, Lots 1 & 2, Block A (Commissioner Fisher/City Council District 1). Consider a request to plat a 1.091acre property into two single-family lots. The 1.091acre property is located in the John C. Read Abstract No. 1183, Dallas County, Texas. The property is generally located on the north side of Parker road, approximately 270-feet west of Hardrock Road. It is located at the address 1214 Parker Road. The owner is Jose Granados.

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Item #4 - P191003 - Final Plat - Creekside at Grand Prairie Addition (Commissioner Spare/City Council District 6). Final Plat - Lot 1, Block 1, Creekside at Grand Prairie Addition, creating a single 23.387acre lot. A portion 57.46 acres situated in the Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas. Within the IH-20 Overlay District, zoned PD-378, generally south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane.

Item #5 - P200105 - Final Plat - Hakemy Addition, Lots 1 and 2, Block A (Commissioner Carranza/City Council District 3). Final Plat for Lot 1 and Lot 2, Block A, Hakemy Addition to establishing two commercial lots. 2.98 acres out of the M.W. Allen Survey Abstract 9, City of Grand Prairie, Dallas County, Texas, Zoned GR, General Retail and addressed as 825 S. Belt Line Road, Grand Prairie, Texas. The agent is Matthew Thomas, Thomas Engineering and the owner is Shair Hakemy, SAH Real Estate LP.

Item #6 - P200201 - Preliminary Plat - Hill Street Addition, Lot 1, Block 1 (Commissioner Moser/City Council District 5). A Preliminary Plat to establish Lot 1, Block 1, Hill Street Addition, out of a 13.1509acre tract. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161 legally described as 13.1509 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned PD-392 District. The applicant is Jonathan Kerby, Kimley Horn and the owner is Paul and Robby Sieminski.

Item #7 - RP200201 - Replat - Prairie Waters-Southgate Development, Lot 1R and 2, Block 1 (Commissioner Connor/City Council District 4). Replat of Prairie Waters-Southgate Development, Lot 1R and 2, Block 1, creating two lots on 29.547 acres. Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and addressed as 3666 Prairie Waters Dr. The applicant is John McClure, McClure Partners, the consultant is Juan J. Vasquez, Vasquez Engineering LLC, and the owner is Charles Anderson, TA Southgate Land Partners LP.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item # 8 - CPA190604 – Comprehensive Plan Amendment- Grand Oaks and Item #9 - Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences.

Motion was made to approve the minutes of January 6, 2020, approve public hearing consent agenda items P180203, P190702, P191003, P200105, P200201, and RP200201, and postpone cases CPA190604 and Z190604/CP190604.

Motion: Connor

Second: Moser

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

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Nays: None

**Approved: 7-0**

Motion: **carried.**

### ITEM FOR INDIVIDUAL CONSIDERATION:

Item #10 - S200201 - Site Plan - Presidium Hill Street Apartments (Commissioner Moser/City Council District 5). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a Site Plan for Presidium Hill Street Apartments, a 290unit multi-Family Development. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161 legally described as 13.1509 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned PD-392 District. The applicant is Jonathan Kerby, Kimley Horn and the owner is Paul and Robby Sieminski.

Ms. Acosta stated the 290-unit development is accessible from Hill Street and has two access points, one being an emergency access only gate. The development includes a clubhouse, pool, dog park and dog washing station, and outdoor recreational spaces. The property is accessible from two drives on Hill Street; however, one will be an emergency access only gate. The required number of parking spaces is determined by use. The number of parking spaces provided meets the number of spaces required. The subject property is zoned PD-392 with a base zoning of "MF-3" Multi-Family Three Residential District; development is subject to the "MF-3" standards in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to the landscaping and screening requirements found in Article 8 and Appendix W of the UDC. The proposal meets the landscape and screening requirements. The exterior finish includes stucco, manufactured stone, wood tone fiber cement panels, and fiber cement siding material. The proposed building elevations meet the material and architectural requirements. Amenities include: dog park, dog washing station, gated access to adjacent park, pool, water feature, cabanas, outdoor swings and ping pong, and outdoor grill and dining area. The proposal meets Appendix W requirements for amenities. The applicant is requesting 68% one bedroom units. The applicant meets the recommended design standards Council can approve up to a 10% increase in one bedroom units. The Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. No one was present to represent the case. There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S200201 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

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Nays: None

**Approved: 7-0**

Motion: **carried.**

Item #11 - S200202 - Site Plan - Longhorn Steakhouse at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for a 5,660-sq. ft. restaurant on 1.463 acres. Lot 6R, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3134 S HWY 161. The applicant is James Powell, Darden, the consultant is Kourtnie Airheart, CDS Development, and the owner is John Weber, Epic West Towne Crossing LP.

Ms. Ware stated the applicant is proposing to construct a 5,660 sq. ft. restaurant. The site will be accessible from two points on Esplanade. The first drive, already constructed, will provide direct access. The second drive will provide access via a mutual access drive across the Olive Garden site. The Site Plan includes the 5,660 sq. ft. building, parking, fire lane and access drives, and a dumpster enclosure. The subject property is zoned PD-364 with a base zoning district of Commercial. Development is subject to the standards in PD-364 and the UDC. The proposal meets or exceeds the density and dimensional requirements. The flag poles on the roof extend to a height of 33.5 ft. Article 6 of the UDC allows certain features to be constructed 15 ft. higher than the maximum height requirement if not more than one-third of the total roof area is consumed by such features and the features are set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached. The flag poles require an exception because they are set back 3 ft. from the roof. Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The proposal includes 93 parking spaces, which exceeds the maximum allowed. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC and PD-364. The proposal meets the landscape and screening requirements. The UDC allows shrubs to be substituted for trees at the rate of 10 shrubs equal one tree. The applicant is proposing to substitute 60 shrubs for six trees.

Ms. Ware stated the exterior building materials include brick, stone, stucco, and fiber cement siding. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The building includes wood shutters on the west, north, and south facades. The applicant is proposing that the wood shutters count towards the window requirements and are included in the calculations below. The proposed building elevations do not meet the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 13 Menu Items and exceeds

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the Appendix F Menu Items requirements. City Council may approve variances to Appendix F if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

1. Windows on Street-Facing Facades. Appendix F requires that windows account for 30% of street-facing facades. Windows account for 7% of the west facade and 16% of the east facade when 30% is required.
2. Total Windows. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 35% of the length of all facades when 50% is required.
3. Number of Parking Spaces. The proposed number of spaces exceeds what is allowed.
4. Maximum Height of Architectural Features: The maximum height of the architectural roof is 24 ft. The flag poles on top of the building extend to 33.5 ft. Article 6 of the UDC allows certain features to be constructed 15 ft. higher than the maximum height requirement if not more than one-third of the total roof area is consumed by such features and the features are set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached. The flag poles require an exception because they are set back 3 ft. from the roof.

Ms. Ware stated the Development Review Committee recommends approval with the condition that the applicant add windows to the east facade.

Commissioner Hedin asked if there was a certain percentage of windows that staff could accept. Ms. Ware stated they would like to see 30%, but could compromised on a little more than what has been provide.

Will Winkelmann with Winkelmann & Associates, 9952 Portford Drive, Dallas, TX and James Powell, 3719 Brookstone Drive, Sherman, TX, stepped forward representing the case. Mr. Powell stated they are excited to bring this restaurant to Grand Prairie, this would be their third restaurant in north Texas. This is a smaller building than the Olive Garden therefore they would ask that the shutters account for the window requirements. He said their interior is a ranch style restaurant with a farm house feel.

Chairperson Spare asked if they would be willing to provide some spangle glazing to the building. Mr. Powell said using spangle glazing comes with a lot of maintenance and there is no place to put them. Mr. Spare asked if there is any room to meet in the middle with the window requirements. Mr. Powell said he understands staff's recommendation, but, because of their unique look and the size of the building they cannot make any more changes to the building.

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Ms. Ware stated staff would ask that the applicant try to meet the intent of ordinance, Appendix F.

Commissioner Hedin stated the building looks very appealing to him even if they do not meet the window requirements.

Commissioner Smith stated she is willing to consider this case do to the uniqueness of the building, we need to honor this development.

Commissioner Connor stated we should meet the ordinance intent when do we draw the line he would love to see this restaurant come into the city, but we do have standards in place can they at least come up with 20% of the windows.

Commissioner Coleman stated a variance is an appeal and that is what they are asking for relief from the window requirements. This is a small building he feels the concept presented is a good looking building, a variance today does not obligate them for another one tomorrow.

Commissioner Connor said the building does look good, but is this the percentage of windows we want to see.

Commissioner Moser asked why is this a smaller building he understands his reasoning, but he would like to work something out with the applicant, because there is a reason for having standards along Hwy 161. Mr. Powell said all of their steakhouses are on a smaller scale, and corporate does not want to change anything than what is being presented.

Mr. Winkelmann stated Epic West is in a Planned Development district with certain language, they are trying to fit into the Epic district.

Mr. Crolley stated we have been dealing with the Overlay district and been making changes, staff is being challenged, but before we bring a case before the Commission and City Council we have already studied the case and worked with the applicant. Nobody wants to say no, but staff has already done the work to prepare the case to move forward and we have to give a recommendation to the City Council.

Chairperson Spare stated he only wants to see a little more effort on the window percentage.

Commissioner Moser asked if the Epic West included the Main Event, if so why did they not provide the windows required. Mr. Jones replied yes they are also within Epic West, but staff was flexible with the requirements and worked with the applicant on providing more landscaping and lighting.

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Commissioner Fisher said he understands the standards, but they have given everything they can on this building and in his opinion the intent is there.

Commissioner Smith stated this is a unique opportunity for this area to have another steak house in the city, the ranch style look sounds great.

Commissioner Connor said we just need to be careful when making exception, it is a give and take situation, but the overall building does look nice.

Chairperson Spare stated there were no more questions and there being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S200202 granting the applicants requested variances. The action and vote being recorded as follows:

Motion: Hedin

Second: Moser

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

Item #12 - S200102 - Site Plan - Hakemy Retail Center (Commissioner Carranza/City Council District 3). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to Site Plan for an 8,000 sf retail building on one lot. Lot 1 and Lot 2, Block A, Hakemy Addition, 2.98 acres out of the M.W. Allen Survey Abstract 9, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail and addressed as 825 S. Belt Line Road, Grand Prairie, Texas. The agent is Matthew Thomas, Thomas Engineering and the owner is Shair Hakemy, SAH Real Estate LP.

Mr. Lee stated the subject vacant property is generally located at the northeast corner of S Belt Line Road and E. Pioneer Parkway, just south of Lakeview Drive. In October 2009, a drive thru restaurant was constructed, along with a 30' driveway access easement parallel to E. Pioneer Parkway to serve the restaurant and future commercial properties as anticipated north of Pioneer Parkway. The proposed liquor store will share the parallel access drive with the drive thru restaurant as well as the restaurant to the east, which was developed in 2016. Future mutual access easements are being provided on the proposed plat for Lot 1. A corresponding final plat reflecting the easements is on the current agenda for the Commission's consideration. The site will be accessible from both E. Pioneer Parkway and Lakeview Drive. A north- south access & utility easement is being provided to allow safe vehicle circulation from Pioneer to Lakeview Drive and serve the commercial center. Customer and employee parking spaces are provided on the north and west sides of the building. 12' X 12' Dumpster enclosure with exterior mason construction to match the building's color & materials is located northeast of the building. Development is subject to the GR standards in the UDC. The proposal meets the density and

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dimensional requirements. The number of parking spaces exceeds what is required. The proposal does not meet all of the landscape and screening requirements. The exterior building materials include primarily masonry materials and contrasting Stucco placed along the top portion of the exterior walls. An EFIS band and architectural metal features are incorporated into the elevation's design. The west and south facades are considered Primary Facades. Primary Facades are required to provide three elements. The west and south facades include two masonry accent materials, articulation with at least two distinct areas of vertical and horizontal offset, and windows. The north and east facades are considered Secondary Facades. Secondary Facades must provide at least two elements. The north and east facades include masonry accent material or accent color comprising 10% to 25% of the area of the facade and articulation with at least two areas of vertical offset.

Mr. Lee stated the Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. No one was present to represent the case.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S200102 as presented staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13 - Z200201/S200204 - Zoning Change/Site Plan - Take 5 Oil Change at Victory at Lake Ridge (Commissioner Spare/City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to allow Minor Auto Repair by right on property with a base zoning district of General Retail and a Site Plan for an oil change facility on 1.296 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Rd. The applicant: Robert Baldwin, Baldwin Associates and the owner is Tony Ramji, Victory @ Lakeridge LLC.

Ms. Ware stated Take 5 Oil Change provides drive-through oil changes. The 1,462 sq. ft. building includes three garage bays. The site is accessible from W Camp Wisdom Rd. Customers will enter the garage bays from the north then remain in the vehicle while employees change the car's oil. The subject property is zoned PD-283 with a base zoning district of General Retail. Development is subject to the standards in PD-283 and the UDC. The proposal meets or exceeds the density and dimensional requirements. The property is subject to landscape and screening requirements in



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Article 8 and Appendix F of the UDC and PD-283. The proposal provides the required number of trees and shrubs. The UDC requires street trees along arterials. The width of the subject property is about 106 ft. at the front setback line but only 39 ft. at the front property line. The subject property is carved out of an existing lot and excludes the area directly in front of the proposed building. This area includes the landscape buffer required along Camp Wisdom Rd and is the appropriate area for street trees. The exterior building materials include brick, stone, and Exterior Insulation and Finish System used as an accent material. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades.

Ms. Ware stated Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The proposal includes 10.5 Menu Items when 12 Menu Items are required. In 2018 the City updated its use charts and definitions for auto-related businesses. One of the goals of the amendments was to reevaluate the appropriateness of some uses within certain zoning districts and change the use charts to remove or restrict a use from certain zoning districts. As a result of this evaluation, the City removed Auto Sales and Auto Repair from the list of permissible uses in the General Retail District. The nature of the General Retail District hasn't changed since 2018 to warrant adding Minor Auto Repair to the list of permissible uses in the General Retail District. Staff is unaware of any new information to justify this change district wide. This request singles out a piece of land for special treatment to allow Minor Auto Repair in a General Retail District for this particular property. Staff doesn't believe the characteristics of the property or the surrounding area warrant such a change.

Ms. Ware stated the subject property is carved out of an existing lot. Staff is concerned that the site boundaries and design will negatively impact how the remainder of the lot is developed. The Site Plan depicts in concept a restaurant with a drive-through lane. While the restaurant is not a part of the request, it depicts how the proposal will impact the design.

- The majority of the parking is behind the restaurant and there isn't a safe or convenient path from the parking area to the restaurant.
- It shows parking in the 30 ft. landscape buffer along Camp Wisdom Rd, which doesn't conform to the rest of the existing shopping center.
- There is a single lane used for the drive-through and access to the parking area in the rear.
- The design relies on access from the lot to the east. There is not a cross access easement at this location. Additionally, the design would require removing the existing curb which isn't located on the remainder of the lot.

Ms. Ware stated the Development Review Committee recommends denial of the request.

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Commissioner Coleman asked who would pay for the curb cut along Camp Wisdom. Ms. Ware stated the property owner would pay for the curb cut.

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

Rob Baldwin with Baldwin & Associates, 3904 Elm Street, Dallas, TX stepped forward representing the Victory Group, owners of the shopping center. He said this would be a very clean business you do not have to get off your car to have an oil change you just simply drive through and exit out. They would be providing a 3 ft. berm at the front of the property and they are willing to compromise on the parking. The use is considered commercial and the Comp plan calls for this type of use at this location. If the commission would rather see the use allowed by a specific use permit they would be acceptable to the SUP.

Chairperson Spare said we cannot base this use on what could be placed on the adjacent lot.

Commissioner Coleman said we have built a lot of apartments in the area, and people want and need to get their vehicles service this new concept is great that you don't have to get out of your vehicle to have it service, he is willing to allow the use by SUP. Mr. Jones said the PD could be amended to allow this use by an SUP and specifically specify State Oil Change.

Commissioner Smith stated she likes the concept that you don't have to get off the vehicle for an oil change and we need to be open to something new.

There being no further discussion commissioner Smith moved to close the public hearing and approve case Z200201/S200204 approval with the condition that the applicant meet all requirements of appendix F and that the landscaping along Camp Wisdom Rd. be consistent with the rest of the Victory at Lake Ridge development. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

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**Chairperson Spare stated cases CPA200202 and Z200202 would be heard together, but voted on separately.**

PUBLIC HEARING AGENDA Item #14 - CPA200202 – Comprehensive Plan Amendment (Commissioner Moser/City Council District 5). Planner Nyliah Acosta presented the case report and gave a Power Point presentation to change the Future Land Use Map from Commercial/Office/Retail to Low Density Residential. Located at 2129 Dalworth, legally described as Lot 8, Block 20, Dalworth Park Addition, City of Grand Prairie, Dallas County Texas, zoned GR, General Retail.

Item #15 - Z200202 - Zoning Change - Single Family at 2129 Dalworth Street (Commissioner Moser/City Council District 5). A request to change the zoning from GR, General Retail, to SF-6, Single-Family Six Residential District to allow for a residential dwelling. Located at 2129 Dalworth, legally described as Lot 8, Block 20, Dalworth Park Addition, City of Grand Prairie, Dallas County. The owner is Abraham Jackson.

Ms. Acosta stated the applicant is proposing to construct a single-family dwelling. The request is for a change from Commercial/Retail/Office to Low Density Residential on the Future Land Use Map. Staff recommends that Future Land Use map changes along the Dalworth Corridor be supported by a comprehensive study. The existing zoning is GR, General Retail District. The proposed zoning for the 0.23 acres is SF-6. All zoning will defer to the Unified Development Code as amended. The Development Review Committee is not in favor of the proposed rezoning at this time due to the need for a more comprehensive study of the Dalworth corridor. Removing GR zoning from this property will create a pocket of residential in the zoning map and FLUM and reduces the opportunity for commercial land uses along the corridor. The intent of the GR district in this location is to attract businesses with neighborhood scale uses, including grocery stores, office, and retail uses to provide services to the surrounding residents and to diversify the tax base.

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

Abraham Jackson, 5901 Tuleys Creek, Fort Worth, TX stated all of the lots in the area have residential homes on them this lot is small and close to the power line therefore he does not foresee this lot constructed with a commercial use. He stated there are some newer homes that were constructed down the street to the east and they were granted a zoning change.

Commissioner Moser asked if he owned the property and did he know it was zoned for commercial uses.

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Commissioner Connor asked staff if there is currently a home on the lot can the home be remodel even though it is zoned commercial. Ms. Ware replied yes, but the foot print cannot change or if the homes is destroyed it cannot be rebuilt.

Commissioner Hedin asked where are the newer homes constructed in the area. Mr. Jones stated the newer homes were rezoned and constructed in 2018, they are just the east of this development a few blocks down.

Commissioner Moser stated if we have allowed other lots to be rezoned for residential then he can also grant this applicant a zoning change for his lot.

There being no further discussion on case CPA200202, commissioner Moser moved to close the public hearing and approve case CPA200202. The action and vote being recorded as follows:

Motion: Moser

Second: Conner

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

There being no further discussion case Z200202, commissioner Moser moved to close the public hearing and approve case Z200202 as requested by the applicant. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16 - TA200202 – Text Amendment – Article 4: Permissible Uses and Article 30: Definitions. Chief City Planner David Jones presented the case report and gave a Power Point presentation to amend the Unified Development Code to create definitions and regulations for tattoo studios and body piercing studios. The applicant is the City of Grand Prairie.

Mr. Jones stated in response to recent interest by tattoo studio operators, and at the direction of the City Manager's Office, staff has prepared a draft ordinance updating the city's existing tattoo regulations. Currently, tattoo studios are allowed only by SUP in the industrial districts or in form of permanent cosmetics as an ancillary personal service use. The proposed ordinance would

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expand tattoo studios to commercial districts, including the Central Area. In order to prevent proliferation or congregation of these uses, the ordinance would institute distance limitations similar to those put in place for alcoholic beverage service. The ordinance would prohibit loitering, would require all studios to close by midnight, and would require that operators obtain yearly continuing education in sanitary practices and CPR. The ordinance would also establish procedures for curing violations through a two-step administrative and Council review process. Because the use would only be authorized by SUP, Council would have the ultimate authority to revoke the permit. These regulations would also apply to body piercing studios, which include any piercing other than ears. Proposed regulations would appear in Articles 11 and 30 of the Unified Development Code.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion commissioner Moser moved to close the public hearing and approve case TA200202 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

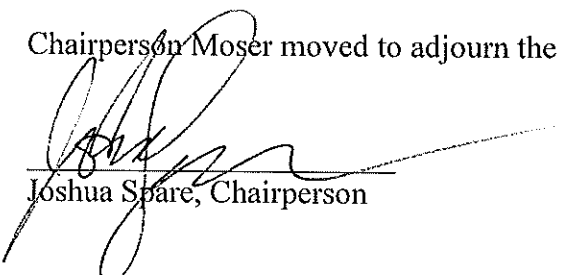
Ayes: Coleman, Connor, Fisher, Hedin, Moser, Smith, Spare

Nays: None

**Approved: 7-0**

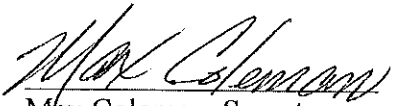
Motion: **carried.**

Chairperson Moser moved to adjourn the meeting. The meeting adjourned at 8:00 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

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