



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 1, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Eduardo Carranza, Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley.

COMMISSIONERS ABSENT: Shawn Connor

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

PUBLIC HEARING AGENDA Item #19– SU181004 - Specific Use Permit - 2625 W. Pioneer Parkway (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit for a Billiard Room with 10 tables at Asia Times Square, addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial and located at 2625 W. Pioneer Pkwy., Grand Prairie, Texas. The applicant is Peter Nguyen and the owner is Matthew Loh, LGSW Capital Investment.

Mr. Jones stated the applicant proposes to operate a 10-table billiard parlor within a lease space at Asia Times Square. Per the applicant's operational plan, the hours of operation will be 8am-midnight, Monday-Sunday. The attached floor plan depicts a billiard area dimensioned at approximately 30 feet x 80 feet and a vestibule and bar area approximately 30 feet x 30 feet (900 square feet). The applicant's intention is to utilize the space both for pay-by-the-hour play and for hosting tournaments. The applicant has met with the Grand Prairie Police Department and will utilize on-site security monitoring and cameras at each table and outside the facility.

Mr. Jones stated staff recommends approval of this Specific Use Permit subject to the following conditions:

1. That the Specific Use Permit be reviewed after six months.
2. That the rear exit and storage closet be configured to allow clear passage from the billiard room to the exit.

PUBLIC HEARING AGENDA Item #18– TA180701 - Text Amendment - Article 4, Use Chart Update and Article 22, Fee Schedule. Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Amendment to the Unified Development Code, Article 4, "Permissible Uses" to revise the use chart and to revise Article 22, Fee Schedule. An Amendment to the Unified Development Code to revise the use charts to define and establish applicable districts for certain auto-related uses, industrial uses, and freight/transport uses, and billiard parlors.

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. The amendment proposed herein seeks to accomplish three goals: Update use charts to account for new or changing uses.

- b) 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.
- c) Organize use charts to provide ease of reference by consolidating or removing redundant or contradictory use categories and putting similar uses together.

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

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX stated by approving this text amendment it could impact the warehouse development and asked that this case be postponed in order for staff to meet with developers on the proposed changes.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve the changes to the use chart pertaining to billiard parlors and recommend postponing all other proposed changes to further evaluate their development impact. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

Commissioner Moser then moved to close the public hearing and approve case SU181004 as presented and recommended by staff for a Specific Use Permit for a Billiard Room. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**