



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 6, 2018**

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

COMMISSIONERS ABSENT: None

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, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #11– Item #12-Z180802/CP180801 - Zoning Change/Concept Plan - Hidden Tree (City Council District 1). Senior Planner Savannah Ware presented the case reports and gave a Power Point presentation to approve a Planned Development and Concept Plan for a Hidden Tree, a manufactured home park with 300 units on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic, 67ECO, LLC.

Item #12– SU180801 - Specific Use Permit - Hidden Tree (City Council District 1) A Specific Use Permit for Hidden Tree, a manufactured home park on 67.25 acres. Tracts 10, 16, 17, 17.1, 20, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, zoned LI, and addressed as 101 E Shady Grove Rd, 317 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd. The agent is Justin Light, Pope, Hardwicke, Chrisite, Schell, Kelly & Taplett, LLP and the owner is David Zulejkic.

Ms. Ware stated the Concept Plan depicts a 300-unit manufactured home park (MHP) with internal private streets, off-street parking, and open space amenities. The MHP will have rules and regulations, architectural requirements similar to single family, and provisions for individual lot maintenance. The proposal includes; 98 double-wide units and 202 single-wide units; two gated entrances with cameras and license plate readers; an amenity center and office near the primary entrance; a system of green spaces and trails; a soccer field, two dog parks, a playground, swimming pool and basketball court; and a plan to save 381 existing mature trees and plant over 700 new trees. The proposal is consistent with standards found in the Unified Development Code and consistent

with goals and policies contained in the 2010 Comprehensive Plan. The Development Review Committee recommends approval with conditions for approval.

Commissioner Spare asked if this development would have a Public Improvement District, and how can we be guaranteed if this management goes out of business that the premises would be taken care off, he is worried something could happen and there would be no one to maintain the property.

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

David Zulejkic, 701 E Shady Grove Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. He purchased the property 3 years ago and would like to fill the gap between an apartment complex and a single family home they plan on having a lifelong community with this development. They would be saving 381 trees and adding another 700, they plan on adding value to the homes. Mr. Zulejkic presented the Commission with a packet of the amenities for this development and a petition in support of this request.

Commissioner Spare said as a manufactured homeowner, what is the longest he has own one of these communities. Mr. Zulejkic replied since 2009.

Commissioner Fisher asked if he intends to sell the property in the future. Mr. Zulejkic replied he has no plans on ever selling this community.

Commissioner Smith asked if he would be working with homeowners, State, etc. Mr. Zulejkic said he would own and carry the house note with zero interest.

Commissioner Coleman asked if there would be no mortgage. Mr. Zulejkic replied no he would be the legal holder of the properties.

Commissioner Lopez asked who would do the upkeep of the properties. Mr. Zulejkic said if the tenants do not maintain their premises they would hire someone to do it and charge the tenant.

Chairperson Motley asked if the applicant has met with the Rocky Spring Missionary Baptist Church on their concerns. Mr. Zulejkic stated he has tried contacting them several times, but has not had a chance to speak with them.

Zachary Herin, 1175 Post & Paddock, Ste 200, Grand Prairie, TX stepped forward in support of this request. He said Mr. Zulejkic has been ranked in the top 20 for having the best manufactured home communities, David always develops what he says his going to do they are always very unique.

Tony Coney, 385 E Shady Grove Road, Grand Prairie, TX said he is the business owner next door, he operates a trucking business and wants to know what will happen with the residences when they complain of the noise, what are the buffer zones adjacent to his property. Ms. Ware noted the property would be surrounded by a masonry screening wall.

Branzon Ozuna, 709 N. Collins Freeway, #263, Howe, TX stepped forward in support of this request. He lives in one of Mr. Zulejkic's mobile home communities everyone in his town loves his development.

Chairperson Motley noted several speaker cards submitted in support of this request.

Doug Whitey, 701 E Shady Grove, Road, Grand Prairie, TX
Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, TX
Ron Estep, 1010 Green Penny Court, Bartonville, TX
Ana Ramirez, 701 Shady Grove Road, Grand Prairie, TX
Ashley Whitby, 701 W. Shady Grove Road, Grand Prairie, TX
Samantha Cruz, Grand Prairie, TX
Sylvia Hill, 613 Moda, Grand Prairie, TX
Olegario Arejo, 418 E Shady Grove Road, Grand Prairie, TX

There being no further discussion on the case Commissioner Carranza moved to close the public hearing and approve case Z180803/CP180801 as presented by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Lopez, Mosier, Smith, Spare

Nays: Coleman, Motley

Approved: 7-2

Motion: **carried.**

Chairperson Motley stated he does not feel this is the best interest for the City of Grand Prairie.

Commissioner Coleman stated the reason he voted against this case is because he believes there could be a better use for this property.

At this time the Commission took a 10 minute break at 8:50 p.m.

Chairperson Motley called the meeting back in session and asked for a motion on case SU180801. Commissioner Spare moved to close the public hearing and approve case SU180801 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Carranza, Connor, Fisher, Lopez, Mosier, Smith, Spare

Nays: Coleman, Motley

Approved: 7-2

Motion: **carried.**