

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 6, 2016

PUBLIC HEARING AGENDA Item #23 – SU160601 - Specific Use Permit - Wheel N MHP (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of an expansion to the existing Wheel N Mobile Home Park adding twelve (12) mobile home spaces to the existing fifteen (15) mobile spaces all situated on 3.58 acres within the John C Read Survey, Abstract No. 1183, Dallas County, Texas. The property zoned Planned Development 4 (PD-4) District and within the SH 161 Corridor Overlay District, is located west of Hardrock Road and north of Parker Road. The owner is Kim Shultz-Rainford, Hardrock Park LLC.

Mr. Hinderaker stated the Wheel N Mobile Home Park is an existing legal non-conforming mobile home park with 15 mobile home units and one stick built home. All of the mobile homes are owner occupied. The stick built home is leased to the tenant currently occupying the home. The property owner/applicant personally manages the mobile home park, but does not live on the property. The 3.58-acre mobile home park was approved with a Specific Use – Mobile Home Court on June 2, 1970 by the Grand Prairie City Council via Ordinance No. 2146. The mobile home park is zoned Planned Development Four. The subject property is also located within the SH-161 Corridor Overlay District; however, the overlay does not apply to mobile home parks and therefore is not applicable. The property is located in City Council District No. 1. According to DCAD records, the applicant purchased the property approximately three years ago. Based on aerial photos and staff visits, it is apparent that the applicant has made efforts to clean up the park and perform past due maintenance and repairs to the property. While the existing mobile homes are older units, most appear to be pre-June 15, 1976 units and therefore do not conform to the U.S. Department of Housing and Urban Development Standards (HUD), the mobile homes generally appear to be in good repair. All of the units within the park are connected to city water and sewer service. The access road through the park is an asphalt road in excellent repair. No other hard surfaces were noted and none of the existing mobile home pad sites have paved parking spaces. In addition to the 15 mobile homes, the property consists of one stick built home, which according to DCAD is a 1,379 square foot structure. The property also has one main outbuilding, which according to the applicant will be moved from the property, and multiple small storage buildings next to many of the existing mobile homes. The property consists of lots of large, mature trees and open space. The northeast portion of the property currently consists of a horse pasture and corral. The applicant intends to locate the majority of the new manufactured home spaces in this area of the property as well north of the existing access drive and around the stick build home.

Mr. Hinderaker stated according to the applicant, these new spaces will be filled with either brand new or late manufactured homes ranging in size from 1,104 to 1,350 square feet of living space. All of the new proposed manufactured homes will be owner-occupied. The new homes will be connected to city water and sewer service lines. A 20-ft. wide x 25-ft. deep concrete parking pad will be provided in front of or next to each of the new eleven spaces. New improvements to the park include additional right-of-way dedication along the west side of Hardrock Road. A new concrete access road is proposed to connect to the existing asphalt paved access road those circles through the park. The new road will meet city fire lane standards and will provide better emergency and fire truck accessibility to the entire mobile home park. A new fire hydrant will be added at approximately the middle of the property and abutting Hardrock Road. Additional street style lighting will be installed along the internal roadway. A concrete

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pad and masonry dumpster enclosure will be added to the park. A new 6-ft. tall chain-link fence will be installed along the sides and rear of the property. A new split rail fence with masonry columns will be added along the frontage of the property. The split-rail fence will be setback from the front property line 30-ft. The applicant would like to add a volleyball court in the area in front of the split-rail fence until such time that Hardrock Road is widened.

Mr. Hinderaker stated no additional landscaping is proposed, but the applicant intends to perceive the majority of the mature trees located on the property. A 30-foot landscape buffer will be established. The existing park is only 3.58 acres in total area. The minimum area for a brand new Manufactured Home Park is 25-acres. The property does not have any masonry fencing or evergreen screening around the perimeter of the park. The park has had a chain link fence around the sides and rear of the park, which has either been partially removed or in need of replacement. The applicant proposes to replace the missing or dilapidated chain link fence with a new 6-foot chain link fence along the side and rear yard property lines. The applicant proposes to install a split-rail fence with masonry columns that will be setback 30-feet from and parallel to the front property line. The applicant plans to install a volleyball court between the new split rail fence and the property line.

Mr. Hinderaker stated due to the noted appeals, staff is not able to offer full support of the request, but staff is not opposed to the request with the following conditions:

1. All operations shall conform to the site plan as approved by City Council under case number SU160601.
2. The mobile home park shall be platted prior to the issuance of any new building permits.
3. A DUMPSTER ENCLOSURE SHALL BE PROVIDED: A 12 x 12 dumpster enclosure area must meet City of Grand Prairie requirements. Dumpster must be in an area that allows easy accessibility to garbage trucks. Show city specifications. See the unified development code, reference article 8 for dumpster screening fences.
4. Secondary address designations (SPACE #) must be assigned to the new spaces. Please bring an exhibit showing space numbers for existing and new spaces to the DRC meeting. Police, Fire, and Planning Departments will need to approve.
5. Add a Floodplain Statement that includes the FEMA FIRM number, effective FEMA FIRM date, FEMA flood zone and county name.
6. Approved grading and erosion control plans are required for approval of any construction permit with earth disturbing activities.
7. All new drives must be concrete to allow garbage trucks to service the property.
8. Street signs shall be visible.
9. Mobile home addresses shall be also visible.
10. Hardrock Road is a M4U (minor arterial, 4-lane, undivided) on the City's Master Thoroughfare Plan that requires 70' of right-of-way. Do not construct any structures that would interfere with future right-of-way needs (estimated 35' from existing centerline of Hardrock Road).
11. The operation of the park shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
12. Any unsafe or unauthorized operations or activities shall be deemed as sufficient grounds

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for revocation of this Specific Use Permit by action the City Council.

Chairperson Garrett noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Kim Shultz-Rainford, 2740 Quail Ridge Court, Highland Village, TX was present representing the case and to respond to questions from the Commission. Clyde Rainford and Delaney Rainford, 2740 Quail Ridge Court, Highland Village, TX were present in support of this request.

Chairperson Garrett noted several speaker cards in opposition to this request.

Arturo Saavedra, 1302, 1314, and 1402 Parker Road, Grand Prairie, TX and Gloria Saavedra, 1310 Parker Road, Grand Prairie, TX were present in opposition to this request. Mr. Saavedra stated a mobile home park is not the best use at this location their concern is their property values and the future interest of their properties.

Commissioner Motley stated affordable housing is needed and is an important issue, but mobile home parks are not the answer and he would not be in support of this request.

Commissioner Moser noted this area has been transitioning from single family and the mobile home park has been in place for a long time.

Commissioner Spare asked if this planned development has to meet the current standards for a mobile home park.

Mr. Hinderaker replied yes.

Commissioner Moser asked if the applicant owned any more mobile home parks.

Mrs. Shultz-Rainford said she owns an RV park in Bowie, TX.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Philipp

Ayes: Garrett, Lopez, Moser, Dr. Perez, Philipp, Spare

Nays: Johnson, Motley, Womack

Approved: 6-3

Motion: **carried.**