

## REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 1, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, 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 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

<u>PUBLIC HEARING AGENDA Item #20- SU120404E – Specific Use Permit Renewal 886D-2502 Central Avenue (City Council District 5).</u> Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

Mr. Helm stated as required by Ordinance No. 10217-2017 for Specific Use Permit 886D the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicle parts.
- Trash and other materials lying in piles outside of the building.
- Multiple inspections out of date.

- Failure to comply with the SUP / parking inoperable vehicles in front of screening fence and not inside buildings.
- Vehicles are stacked over designated parking spaces, fire lanes are blocked.
- The site appears to have ongoing salvaging.
- Storage of flammables not related to the approved use.
- The Service/Repair ledger was not available at the time of inspection.

Mr. Helm stated due to the numerous and repeated violations, staff recommends the Specific Use Permit and Ordinance No. 10217-2017 be brought back as a revocation at the next hearing.

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

Vincent Duan, 2812 Monterey Court, Plano, TX stepped forward representing the case and to answer questions from the commission. He stated there are no salvaging parts at this location.

Commissioner Connor said Mr. Duan says he visits the property often, but yet there are still a lot of violations he needs to be more stringent with his tenants, all he hears are excuses.

There being no further discussion on the case commissioner Moser moved to deny the renewal on case SU120404E and that the Specific Use Permit and Ordinance No. 10217-2017 are brought back as a revocation at the next hearing. The action and vote being recorded as follows:

Motion: Moser Second: Connor

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

Nays: None **Approved: 7-0**