



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 6, 2016**

COMMISSIONERS PRESENT: Chairperson Tommy Garrett, Vice-Chairperson Bill Moser, Commissioners Lynn Motley, Phil Philipp, Charlie Womack, Joshua Spare, Dr. Juan Perez, Kurt Johnson, and John Lopez.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Director of Development, Jim Hinderaker, Chief City Planner, Denice Thomas, AICP, Senior Planner, Charles Lee, AICP, Senior Planner, Steve Alcorn, Assistant City Attorney, Daon Stephen, Transportation Department, and Chris Hartmann, Executive Assistant.

Chairperson Tommy Garrett called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

Commissioner Moser gave the invocation and Commissioner Womack lead the pledge of allegiance to the US Flag and Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following consent agenda Items P160702, P160703, P150704, P160705, RP160701, RP160702, and RP160703.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of May 2, 2016.

PUBLIC HEARING CONSENT AGENDA: Item #3– P160501 - Preliminary Plat - South Gate Development, Lot 1, Block 1 and Lots 1-3, Block 2 (City Council District 4). Consider a request to approve a preliminary plat to create a four-lot-mixed use subdivision. The 64.31-acre property, zoned Planned Development-352 (PD-352) District, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Travis Mondok, Bury-DFW, Inc. and the owner is Charlie Anderson, TA Land Fund LP.

Item #4-RP160601 - Replat - Lake Crest Addition Unit No. 2, Lots 4R-3A and 4R-3B, Block 8 (City Council District 3). Consider a request to approve a replat creating two lots on .773 acres.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

The subject property is zoned Single Family-Four and located at 1613 Avenue D. The agent is Jason Rawlings, Miller Surveying and the owner is Saul Zuniga.

Item #5-SU150201A/S150201A - Specific Use Permit/Site Plan Renewal - 2233 E Main Street (City Council District 5). Renewal of a specific use permit and site plan for used auto sales within a Light Industrial (LI) District and also within Central Business District No. 3 (CBD 3). The subject property is located at 2233 E. Main St.

Item #6-SU140205A - Specific Use Permit Renewal - 3402 S Gilbert Rd - Environmental Cleanup (City Council District 1). Renewal of a Specific Use Permit for an environmental cleanup company on 1.893 acres. The property, zoned Light Industrial (LI), is located east of S. Gilbert Road and north of E. Shady Grove Road.

Item #7-SU150301A - Specific Use Permit Renewal - 3435 Roy Orr Blvd (City Council District 1). Renewal of a Specific Use Permit for Used Auto Sales in a Light Industrial (LI) District, within the SH 161 Corridor Overlay District, and located at 3435 Roy Orr Blvd.

Item #8-SU130702B/S130702B - Specific Use Permit/Site Plan Renewal- Wells Enterprise (City Council District 5).Renewal of a Specific Use Permit and Site Plan for outside storage on 2.98 acres at 202, 305 and 307 N.E. 19th Street. The subject property is zoned Light Industrial-Limited Standards (LI-LS) District. The property is located in Central Business District No. 3 Overlay District.

Item #10-SU140403A - Specific Use Permit Renewal- Tiger Auto (City Council District 5). Renewal of a Specific Use Permit for an Auto sales lot with general auto repair and auto body and painting. The property is zoned Heavy Industrial (HI) District. The property is generally located on the east side of Camden Drive south of E. Jefferson Street.

Item #11-SU150401A/S150401A - Specific Use Permit/Site Plan Renewal - 2755 E Main St (City Council District 5). Renewal of a Specific Use Permit for Used Auto Sales, Villa Real Motors, and a Site Plan to develop 0.5 acres of non-residential property. The subject site is address as 2755 E Main St., generally located on the south side of E Main St. and east of SE 27th St., and is zoned Light Industrial (LI) District within Central Business District 4 (CBD 4).

Item #12-SU150402A/S150403A - Specific Use Permit/Site Plan Renewal - 201 W Jefferson Street (City Council District 2). Renewal of a Specific Use Permit for a drive-through restaurant, Taco Hut. The subject site is addressed as 201 W. Jefferson St., located generally south of W. Main St. and west of Center St., and is zoned Central Area (CA) district within Central Business District 2 (CBD 2).

Item #13-SU150403A - Specific Use Permit Renewal - 1700 W. Polo Rd. Ste 190, "So Amazing" Day Programs Inc. (City Council District 6). Renewal of a Specific Use Permit for an Adult Day Care facility, "So Amazing" Day Programs Inc. The subject site is addressed as 1700

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

W. Polo Rd., specifically Suite 190, generally located on the north side of Polo Rd. and east of Matthew Rd., and zoned Planned Development 115 (PD-115) District.

Item #14-SU150406A/S150407A - Specific Use Permit/Site Plan Renewal - Fresh Meal Restaurant (City Council District 5). Renewal of a Specific Use Permit/Site Plan to permit the construction and operation of a 1,270 sq. ft. restaurant with drive through known as the Fresh Meal Restaurant. The 0.34-acre property, zoned Commercial (C) District, is located immediately east of SE 9th Street and approximately 150-feet south of E. Main Street. The property is also located within Central Business District No. 3.

Item #15-SU150405A/S150409A - Specific Use Permit/Site Plan Renewal - Hi-Tech Manufacturing Co. (City Council District 5). Renewal of a Specific Use Permit and Site Plan permitting Hi-Tech Manufacturing Company, a "small job" metal fabrication and machine business, to relocate their shop and offices into the building formally occupied by the Shamrock Cake Company. The 0.57-acre property, zoned Commercial (C) District, is located south of NW Dallas Street and between NW 14th Street and NW 15th Street. The property is also located within Central Business District No. 1 and the SH 161 Corridor Overlay District.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#17 – SU160504 - Specific Use Permit - 2248 Poulin Ave (City Council District 5). Consider a request for a Specific Use Permit on a 2,400 square foot major auto repair facility and an 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P160702, P160703, P150704, P160705, RP160701, RP160702, and RP160703, approve the minutes of May 2, 2016, approve public hearing consent agenda items P160501, RP160601, SU150201A/S150201A, SU140205A, SU150301A, SU130702B/S130702B, SU140403A, SU150401A/S150401A, SU150402A/S150403A, SU150403A, SU150406A/S150407A, and SU150405A/S150409A, remove items SU151004A, SU120404C and place them under the public hearing for consideration, and postpone case SU160504. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

PUBLIC HEARING AGENDA Item #18 – SU160501 - Specific Use Permit - Cinco Technologies (City Council District 2). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a specific use permit to operate an indoor computer salvage center. The 13.70-acre property, located at 2725 State Highway 360 (SH-360), is zoned Light Industrial (LI) District and is within the SH-360 Corridor Overlay District. The applicant is Rob King, Cinco Technologies.

Mrs. Thomas stated Cinco Electronics Recycling is an electronics recycler providing services dedicated to returning end of life electronic materials to productive use. This use is classified as an indoor salvage use by Article 4 of the Unified Development Code. Indoor Salvage uses (salvage (indoor) are permissible in the Light Industrial District with approval of a Specific Use Permit from the City Council. No appeals have been requested as part of this proposal.

Mrs. Thomas stated the DRC recommends approval of the request for a Specific Use Permit for an indoor computer salvage use subject to the recommendations of the Development Review Committee.

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

Robert King, with Cinco Technologies, 2725 S. SH 360, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU160501 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Dr. Perez

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

Mrs. Thomas noted cases SU160401/S160402 and SU160507/S160503 would be presented at as one case.

PUBLIC HEARING AGENDA Item #19 – SU160401/S160402 - Site Plan - 1628 E. Main St (City Council District 5). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for a specific use permit and site plan to construct and operate a warehouse facility. The 0.89-acre property, located at 1612 Small Street and 1628 E. Main Street, is split-zoned General Retail (GR) and Light Industrial (LI) Districts and is within District

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

3 of the Central Business Overlay District. The applicant is Abraham Khajeie, Eagle Auto Parts, the owner is Abraham, and the surveyor is Luke Keeton, Keeton Surveying Co.

Mrs. Thomas stated a portion of the site is currently zoned LI while the site with the proposed expansion is zoned GR. A request has been submitted to change the zoning from LI to GR. If approved, the existing building will comply with the GR dimensional requirements as outlined in the UDC. However, additional action will be required for the “Auto Parts (new) use. This use is permissible use in the GR District subject to approval of a specific use permit by the City Council. The 0.89-acre property is developed with an existing 12,644 s.f. wholesale auto parts business. Access to Small Street and E. Main Street has been depicted. The proposed expansion would result in 20,084 total square feet for the building. The existing building is not 100% masonry; a portion of it is metal. The building expansion, however, will be 99.5% masonry per the elevations provided.

- 1 – Staff recommends a condition that the applicant graphically depict one additional street tree prior to administrative approval of the mylars.
- 2 – No improvements are proposed for Main Street. The site was developed prior to our current street tree requirements.
- 3 – Staff recommends a condition that the applicant graphically depict one parking lot tree prior to administrative approval of the mylars.
- 4 – Staff recommends a condition that the applicant graphically depict a total of 39 five-gallon shrubs along Small Street prior to administrative approval of the mylars.

Mrs. Thomas stated the site plan does not comply with the minimum landscape requirements set forth in the UDC.

Mrs. Thomas stated exceptions to materials, glazing, and articulation must be granted. Staff does not oppose approval of the requested exceptions. The project is an expansion of an existing building on a site that was developed prior to our current regulations. To develop the property as depicted the applicant will have to be granted an exception to the lot coverage requirements to allow 51% lot coverage where 35% lot coverage is the maximum. While Staff cannot support this exception, due to the challenges generally associated with redevelopment and infill projects, staff does not object to the proposed deviation. The landscape does not meet the minimum requirements of Article 8 of the UDC. Staff recommends compliance with the UDC. The applicant has depicted compact parking spaces that do not comply with Article 10 of the UDC. Staff recommends compliance with the UDC.

Mrs. Thomas stated this proposal has been reviewed by the Development Review Committee and has been cleared to proceed to the Planning and Zoning Commission for consideration. Staff recommends approval subject to the Development Review Committee comments.

PUBLIC HEARING AGENDA Item #20 – Z160402 - Zoning Change – 1628 E. Main Street (City Council District 5). Senior Planner Denise Thomas presented the case report and gave a Power Point presentation for approval of change the zoning on 0.59 acres from Light Industrial

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

(LI) District to General Retail (GR) District. The 0.59-acre property, located at 1611 Small Street, is zoned Light Industrial (LI) District and is within District 3 of the Central Business Overlay District. The applicant is Alex Daredia, Lucky Texan Stores and the owner is James Bouldin, Laticrete International Inc., and the surveyor is Luke Keeton, Keeton Surveying Co.

Mrs. Thomas stated the existing building complies with the GR dimensional requirements as outlined in the UDC. However, "Auto Parts (new) is a permissible use in the GR District subject to approval of a specific use permit by the City Council. This is an infill project. The existing business owner has operated the wholesale auto parts store at this location form many years. He has purchased the property west of his site with the intension of expanding his existing building and constructing additional warehouse space to allow his business to grow in place. This and the companion case resolve some inconsistencies that currently exist. The existing building is a spot of LI zoning with north, east, and west GR zoning. Rezoning the parcel to GR will resolve the "spot-zoning" issued. It is also worth noting that LI zoning allows for more intense uses than GR. Reducing the potential intensity of use on the subject site could bring uses more compatible with the residential uses to the north in the future. Finally, the FLUM designation is inconsistent with LI zoning. The area is planned for commercial, retail, office uses. Changing the zoning from LI to GR would resolve this inconsistency as well.

Mrs. Thomas stated on May 26, 2016, the Development Review Committee recommended approval of the zone change for this property subject to conditions.

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

Abraham Khajeie with Eagle Auto Parts, 1628 E. Main Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the cases, Commissioner Womack moved to close the public hearing and approve case SU160401/S160402 and Z160402 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #21 – SU160506/S160502 - Specific Use Permit/Site Plan - 2011 Airport Street (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Specific Use Permit and Site Plan for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The agent is Angelo Chokas and the owner is Billy Suggs.

Mr. Lee stated the applicant proposes to develop vacant Industrial zoned property consisting of five parcels totaling 17,461 square feet (125' wide x 140' deep). Dating back to the early 1950's, The Twin Airports Industrial Addition originally established 25' wide lots for residential purposes. More recently as the area transitioned to commercial & industrial uses, properties were eventually combined to accommodate those uses. Remnants of single family uses exist to this day in the immediate area and are expected to eventually transition to industrial uses. The applicant proposes to construct a 4,800 sq. ft. building and concrete parking lot for a major auto repair services including paint shop and auto body work. According to the Operational Plan and discussion with the applicant, the use car dealership will be open Monday through Friday from 9:00 AM to 6:00 PM. The dealership will have between 2 and 4 employees.

Mr. Lee stated the applicant is proposing to construct a 4,800 sq. ft. building constructed with pre-finished metal wall panels. The structure will be 48ft. long x 100ft. wide and 16 feet in height from grade to top plate. The building's roof is metal-seam with a pitch of 1:12. The building includes three 12-ft x 14-ft garage access doors within the building facing east and two 12-ft X 14-ft facing Airport Street (north).

Mr. Lee noted the proposed parking lot and drive aisles will be paved with concrete in conformance with the UDC. Required parking for a major auto repair facility is one space per 400 square feet. Staff has interpreted this parking requirement to apply only to the proposed office space as the UDC does not specify. However, the UDC also requires that a minimum of one parking space be provided for every 400 square feet, with a minimum of six spaces, for a service station, auto repair, car care or automotive related services. As proposed, the project includes a total of 21 parking spaces, including one handicapped space. As presented the proposal meets the minimum parking standard. The applicant shall provide a minimum 12' X 12' masonry dumpster enclosure on-site. The property is within the LI-LS zoning district, LI-LS zoning does not require landscaping on site.

Mr. Lee stated the applicant is requesting two appeals. The standard design and location of roll-up type overhead doors should be restricted from direct access to public way (street) for safe ingress onto the site as well as limiting patrons from parking in front of the door resulting in blocking primary access to the property for normal circulation and possibly emergency access, and the standard on-site 12' X 12' dumpster enclosure requirement for refuse and trash.

Mr. Lee stated due to the nature, size and constraints on properties within the LI-LS zoning district; Staff recognizes & acknowledge the need for flexibility in developing properties in this area and does not oppose the location of the overhead door subject to no parking in front of the door area. For those same reasons, Staff concurs with the applicant that roll-out dumpsters can

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

be appropriate in this area subject to each business placing their dumpster inside overnight or when businesses are closed.

Mr. Lee stated staff recommends approval subject to Planning & Zoning Commission's consideration to the applicant's request for certain exceptions/appeals.

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

Angelo Chokas, 101 NW 8th Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Max Coleman, Grand Prairie, TX was present in support of this request.

Adolfo Garcia, 1714 Airport Street, Grand Prairie, TX stated he is not in opposition to this request, but has concerns as to where the applicant placed his fence.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU160506/S160502 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #22– SU160507/S160503 - Specific Use Permit/Site Plan - 2012 Young Ave (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a Specific Use Permit and a Site Plan for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The agent is Angelo Chokas and the owner is Billy Suggs.

Mr. Lee stated the applicant proposes to develop vacant Industrial zoned property consisting of four parcels totaling 13,969 square feet (100' wide x 140' deep). Dating back to the early 1950's, The Twin Airports Industrial Addition originally established 25' wide lots for residential purposes. More recently as the area transitioned to commercial & industrial uses, properties were eventually combined to accommodate those uses. Remnants of single family uses exist to this day in the immediate area and are expected to eventually transition to industrial uses. The applicant proposes to construct a 4,800 sq. ft. building and concrete parking lot for a major auto repair services including paint shop and auto body work. According to the Operational Plan and

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

discussion with the applicant, the use car dealership will be open Monday through Friday from 9:00 AM to 6:00 PM. The dealership will have between 2 and 4 employees (inclusive of the applicant).

Mr. Lee stated the applicant is proposing to construct a 4,800 sq. ft. building constructed with pre-finished metal wall panels. The structure will be 48ft. long x 100ft. wide and 16 feet in height from grade to top plate. The building's roof is metal-seam with a pitch of 1:12. The building includes three (3) 12-ft x 14-ft garage access doors within the building facing west and one 12-ft X 14-ft facing Young Street. The proposed parking lot and drive aisles will be paved with concrete in conformance with the UDC. Required parking for a major auto repair facility is one space per 400 square feet. Staff has interpreted this parking requirement to apply only to the proposed office space as the UDC does not specify. However, the UDC also requires that a minimum of one parking space be provided for every 400 square feet, with a minimum of six spaces, for a service station, auto repair, car care or automotive related services. As proposed, the project includes a total of 15 parking spaces, including one handicapped space. As presented the proposal meets the minimum parking standard. The applicant shall provide a minimum 12' X 12' masonry dumpster enclosure on-site. The property is within the LI-LS zoning district, LI-LS zoning does not require landscaping on site.

Mr. Lee stated the applicant is requesting two appeals. The standard design and location of roll-up type overhead doors should be restricted from direct access to public way (street) for safe ingress onto the site as well as limiting patrons from parking in front of the door resulting in blocking primary access to the property for normal circulation and possibly emergency access, and the standard on-site 12' X 12' dumpster enclosure requirement for refuse and trash.

Mr. Lee stated due to the nature, size and constraints on properties within the LI-LS zoning district; Staff recognizes & acknowledge the need for flexibility in developing properties in this area and does not oppose the location of the overhead door subject to no parking in front of the door area. For those same reasons, Staff concurs with the applicant that roll-out dumpsters can be appropriate in this area subject to each business placing their dumpster inside overnight or when businesses are closed.

Mr. Lee stated staff recommends approval subject to Planning & Zoning Commission's consideration to the applicant's request for certain exceptions/appeals.

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

Angelo Chokas, 101 NW 8th Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Max Coleman, Grand Prairie, TX was present in support of this request.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU160507/S160503 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

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 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 it 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 partial 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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

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 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.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

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.**

PUBLIC HEARING AGENDA Item #24 – SU160603 – Specific Use Permit - 2315 W. Jefferson Street (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Specific Use Permit (SUP) allowing for a multi-purpose special event center to operate within an existing building that was formally occupied by the Hi-Ho Ballroom. The 2.142-acre property, located at 2315 W. Jefferson Street and within the Central Business District No. 1 (CBD-1), is zoned Commercial (C) District. The property is located south of W. Jefferson and west of SW 23rd Street. The Applicant is Jessie Aguilar.

Mr. Hinderaker stated the 2.142-acre subject property is developed with a 22,161-square foot building and a 184-space asphalt parking lot. Access to the property will come from existing driveways on W. Jefferson Street and SW 23th Street. No changes to the existing access or circulation of the property are proposed. The minimum parking requirements for a special event center is one parking space per every three persons based on the maximum occupancy load of the building. Occupancy loads are based on a number of factors. The property has 184 parking spaces, which is clearly not sufficient parking to handle the full occupancy capabilities of the building. To address this issue, the applicant has agreed to limit the total occupancy of the building based on the available parking (184 parking spaces x 3 persons per parking space = 552 persons maximum occupancy load).

Mr. Hinderaker stated the statement of operation indicates the space would be rented out for special events (e.g.: weddings, quinceañeras, anniversaries, reunions, fund raisers, corporate events, Chamber of Commerce events, school banquets, trainings, church or social gathering and similar uses.). Per the information submitted, the event center would have the following hours of operation: Monday through Sunday 5:00 p.m. to 2:00 a.m., Day Time Events dependent on client needs. The business owner characterizes her business as a family business. She stated that it is her intent to close the existing bar located within the building and to closely monitor the property

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

to ensure that it is a safe environment for all staff and special event attendees. She and her family propose to staff the events. The statement of operations contains the following information:

- No on-site food preparation will occur. The events will be catered.
- Alcohol will be “bring your own” (BYOB).
- Hi-Ho will contract Texas Alcohol Beverage Commission (TABC) Servers.
- Security Officers will be on-site for all events as needed.

Mr. Hinderaker stated the Development Review Committee paid great attention to the occupancy load for the proposed use. The seating in the suite is not fixed. The tables and chairs will be arranged according to the needs of the event. Since the existing building does not have a sprinkler system, Staff reviewed the historical occupancy permitted in the suite. The historical occupancy load was greater than what the applicant wished to have. As a result, the occupancy load was capped at 552 persons which meet the needs of the business owner and does not exceed the parking capacity of the property. The proposal meets all applicable minimum dimension requirements for the C zoning district. The adopted Unified Development Code requires 10% of the site to be landscaped. The existing building was constructed in 1959, prior adoption of the current UDC. The site development is existing non-conforming. There is no landscape on site. No additional landscape is proposed with this request.

Mr. Hinderaker stated no appeals are being requested by the applicant. The DRC recommends approval of the request for a Specific Use Permit to operate a multi-purpose special event center, also known as a special event center, subject to the following conditions:

1. All operations shall conform to the site plan as approved by City Council under case number SU160603.
2. Operator of Special Event Center shall maintain compliance with State regulations and local ordinances for food service operations.
3. No on-site food preparation shall be allowed. Food service areas shall be utilized for catering services only.
4. For the purpose of this Specific Use Permit, the definition of a Special Event Center shall be understood as: *An indoor establishment that is regularly rented out, for a limited time period, for special events such as birthday parties, retirement parties, weddings, anniversaries, meetings and banquet events.*
5. The Special Event Center shall only be used for organized group assemblies. The center shall not be open to the general public or require a per person admission charge.
6. As deemed necessary and per city standards, the parking lot shall be re-surfaced and/or re-stripped. Prior to all work, the owner/operator shall submit plans to Building Inspections for departmental approval.
7. The Special Event Center shall include only indoor areas for operational use.
8. The Special Event Center shall not function as a restaurant, bar or nightclub.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

9. The applicant may allow the person(s) renting the room to “bring their own bottles” (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
10. A uniformed, state-licensed security guard shall to be present for any event that exceeds 20 people, and which occurs after or extends past 5 p.m. to the conclusion of the event.
11. The Special Event Center shall meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
12. The maximum occupancy load of 552 persons shall be posted in the building per City standards.
13. An inspection shall be performed by the Fire Dept. prior to the issuance of a certificate of occupancy to confirm compliance.
14. The property address shall be posted on the building per City ordinance.
15. Fire lanes shall be painted per City Ordinance.
16. As deemed necessary by the Fire Department, Knox box locks shall be installed on building.
17. The hours of operation for the Special Event Center shall be Monday through Sunday, 6:00 a.m. to 2:00 p.m.
18. The Special Event Center shall comply with the City Noise Ordinance.
19. The Special Event Center shall comply with all state and local laws regarding dance floor, food, solid waste and alcohol.
20. 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.
21. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
22. Any unsafe or unauthorized operations or activities shall be deemed as sufficient grounds 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.

Jessie Aguilar, 1046 Capetown Drive, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked if this case would be setup for a one year review, and if Mrs. Aguilar has any concerns with the noise ordinance.

Mrs. Aguilar stated she does not anticipate having any concerns with noise coming from her establishment.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160603 as presented and recommended by staff with a one year review and comply with noise level 2 of the City’s Noise Ordinance. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

Motion: Moser

Second: Dr. Perez

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #25 – Z160601/CP160601 - Zoning Change - Lakeway Estates (City Council District 6). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval to rezone and approve a concept plan for a 19.27 acres from Single Family-4 (SF-4) District to a Planned Development District for single-family residential uses. The 19.27-acre property, located at 1231 E. Seeton Rd., is zoned Single Family-4 (SF-4) District and is within the Lakeridge Parkway Overlay District. The agent is USA Professional Services Group the applicant is J Waymon Levell, First Southwest Properties Management Co. The owners are Rodney Mellott, Beacon E&P Company, LLC and Mike Martinez, Edge Barnett, LLC.

Mrs. Thomas stated the applicant is proposing to change the zoning on 19.27 acres in the SF-4 District to a Planned Development District to permit single family residential uses. The property is developed with a single family residence and is approved for gas well production. The property is within Public Improvement District 8 and participation in the PID is mandatory. Additionally, at the time of preliminary plat the applicant will be required to provide a copy of the draft Homeowners Association documents along with perimeter landscape and wall plans. The property is currently approved for gas well production. The applicant has submitted documentation which indicates the gas well operation and gas well buffer easements have been abandoned. Prior to approval of a preliminary plat all processes necessary to officially abandon the well will be completed.

Mrs. Thomas noted residential subdivisions in the City are reviewed against the provisions of Resolution 3924 in addition to other applicable provisions of the Code of Ordinances. Subsequent preliminary and final plats will be required to address the provisions contained in the resolution.

Mrs. Thomas stated on May 26, 2016, the Development Review Committee recommended approval of the zone change for this property subject to conditions:

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

Waymon Levell with First Southwest Properties Management Co., 2331 Gus Thomasson, #126, Dallas, TX was present representing the case and to respond to questions from the Commission.

David M. Shmurbusch with USA Engineers, 1525 Viceroy Drive, Dallas, TX

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case Z160601/CP160601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

Case Item #9-SU151004A - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Renewal of a Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincent Duan.

Mr. Hinderaker stated as required by Ordinance 9954-2015 for Specific Use Permit 978 the City Council shall conduct a public hearing six months 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 a number of code violations.

Mr. Hinderaker stated since the SUP is new and Code Enforcement have not conducted their early inspection staff recommends that an additional six months renewal be given to the applicant.

Owner Vincent Duan, 2812 Monterey Court, Plano, TX stated the property just obtained the Certificate of Occupancy on April 29th. The tenant is not salvaging on the property, he purchases doors and mirrors from the salvage yards and repairs vehicles. He has about 40 doors and mirrors onsite.

Commissioner Motley asked if he believes he has the right to sell use parts.

Mr. Duan replied yes, it is listed in the ordinance and on the Certificate of Occupancy.

Commissioner Johnson asked as the owner of the property how often does he visit the site.

Mr. Duan replied about 3 to 4 times a week.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

Commissioner Motley asked if there is some misunderstanding between the owner and the tenant, the owner needs to provide the tenant with a copy of the SUP ordinance.

Commissioner Lopez stated the owner of the property should take care of his tenants to make sure they are in compliance with the SUP ordinance, because if there are more code violations in the next 90 days the owner is taking a risk having the SUP revoked.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and renew case SU151004A for an additional 90 days to allow the owner to comply with the SUP ordinance. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

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

Nays: Johnson, Womack

Approved: 7-2

Motion: **carried.**

Case Item #16-SU120404C - Specific Use Permit Renewal - 2502 Central Avenue (City Council District 5). Renewal of a Specific Use Permit 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 Vincent Duan.

Mr. Hinderaker stated as required by Ordinance 9972-2015 for Specific Use Permit 886B the City Council shall conduct a public hearing six months 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 the property continues to have a number of code violations.

Owner Vincent Duan, 2812 Monterey Court, Plano, TX stated this location has been operating for the past four years. Mr. Duan recommends there be "No Parking Signs" installed along the street to keep cars from parking at this location, because he keeps telling his tenants not to park there and they keep telling him it is not their vehicles.

Commissioner Motley stated he has four tenants and doe they have copies of the SUP ordinance, his tenants need to know what they can and cannot conducted on the property. As the owner Mr. Duan is responsible on how their operations are working, but has no compelling reason as to why this SUP should not be revoked.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, JUNE 6, 2016

Mr. Duan stated he has worked with the City to comply for the past four years, the property has improved for the better and he keeps trying to do his best with his tenants.

Commissioner Moser noted Mr. Duan had a business burned down 6 years ago, because someone was living on the premises, these violations have been going on way too long.

Commissioner Spare noted he is not in support of the SUP renewal.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and deny case SU120404C, SUP renewal, and revoking the SUP ordinance indefinitely. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**

Citizen Comments: None

Commissioner Mosely moved to adjourn the meeting of June 6, 2016. The meeting adjourned at 8:30 p.m.

Tommy Garrett, Chairman

ATTEST:

Joshua Spare, Secretary

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