

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 #21- SU980303A – Specific Use Permit Renewal 674 - 2302 S Carrier Parkway (City Council District 2).</u> Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, Grand Prairie, TX, Dallas County.

Mr. Lee stated as required by Ordinance No. 5885 for Specific Use Permit 674 all development activity shall conform with the adopted site plan, compliance with the provisions of the ordinance limited the use to Automotive Repair Facility only and restricting body work, auto storage and auto sales. 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. Due to ongoing code violations, citations, and the owner/operator unwilling to comply; this property/business is considered a public nuisance. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicles.
- Vehicle Sales.
- Nonconforming (pole) sign in dis-repair.

• Portions of parking lot in dis-repair.

Mr. Lee stated due to the numerous and repeated violations, staff recommends the revocation of the Specific Use Permit-674 and Ordinance No. 5585.

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

Carlos Urbina, 2302 S. Carrier Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Urbina stated he does not sell cars at this location he fixes cars that are to be sold by their owners, so yes sometimes some of the cars have signs on them, but the phone numbers on the cars are not his number. Code Enforcement Philip Curtis is always coming onto his property, this is his family business and he has been there for the past twenty years and does his best to keep the property in order.

Commissioner Connor asked if he has received a notice on the dis-repair sign, if so how long ago did he receive the notice, he needs to clean up his property and follow the rules. Mr. Urbina stated is has been about two months since he has received notice regarding the sign.

There being no further discussion on the case, commissioner Connor moved to close the public hearing and deny the renewal of case SU980303A and the Specific Use Permit and Ordinance No. 5585 are brought back as a revocation at the next hearing.

Commissioner Moser stated he would like to note that this case is very different from the two previous cases that were just heard on the agenda, this is the first time Mr. Urbina is coming back before the Commission on his renewal and owner of the other cases has been back six times on his case. The action and vote being recorded as follows:

Motion: Connor Second: Smith

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

Nays: Coleman **Approved: 6-1**